 Building Consent BCO10364646 Approved by Auckland Council 13/04/2023

Address: Clarks Beach
Stage 7
Lot 228
Earthquake Zone: 1
Corrosion Zone: D
Climate Zone: 1
Wind Region: A
Lee Zone:
Rainfall Intensity (range): 80-90
Wind Zone High

H4 Residential – Mixed Housing Suburban Zone
Standard H4.6.4 Building height; 8m
Standard H4.6.5 Height in relation to boundary; 2.5m 45deg
Standard H4.6.7 Yards;
Front 3m
Side 1m
Rear 1m
Standard H4.6.8 Maximum impervious areas; 60%
Standard H4.6.9 Building coverage; 40%
Standard H4.6.10 Landscaped area; N/A
Standard H4.6.11 Outlook space; Living 4m x 6m, Main Bed 3m x 3m, Bed 1m x 1m
Standard H4.6.12 Daylight;
Standard H4.6.13 Outdoor living space; 20m² 4m min
Standard H4.6.14 Front, side and rear fences and walls
(a) Within the front yard, either:
(i) 1.4m in height, or
(ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.
(b) Within side, rear, coastal protection, lakeside or riparian yards: 2m

Drawing List

Drawing No.	Drawing Title	Current Revision Description
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A11-08	Roof Details	BC
A11-09	Roof Details	BC

Drawing List

Drawing No.	Drawing Title	Current Revision Description
A11-11	Roof Details	BC
A12-01	Internal Details	BC
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A12-03	Internal Details	BC
A12-04	Internal Details	BC
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A15-01	Bracing Details	BC
A15-02	Bracing Details	BC
A15-S601	Stria Details	BC
A15-S602	Stria Details	BC
A15-S603	Stria Details	BC
A15-S604	Stria Details	BC
A15-S605	Stria Details	BC
A15-S606	Stria Details	BC
A15-S607	Stria Details	BC
A15-S608	Stria Details	BC
A15-S609	Stria Details	BC
A15-S610	Stria Details	BC
A15-S611	Stria Details	BC
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A16-L602	Linea Details	BC
A16-L603	Linea Details	BC
A16-L604	Linea Details	BC
A16-L605	Linea Details	BC
A16-L606	Linea Details	BC
A16-L607	Linea Details	BC
A16-L608	Linea to Stria Details	BC
F01	Intertenancy Details	BC
F02	Intertenancy Details	BC
F03	Intertenancy Details	BC
F04	Intertenancy Details	BC
F05	Intertenancy Details	BC
F06	Intertenancy Details	BC

BC

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1	2023.01.25	BC	ACC	GJO

NOTE:
Do not scale from the drawings
All dimensions to be confirmed

DRAWING TITLE
Cover Page

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3

JOB # 17
DRAWING NO. A1-01
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023

Foundation: Raft foundation to engineers design
Framing: 90 x 45 SG8 H1.2 timber framing.
Roof cladding: 0.44 Colorsteel MAXX Metalcraft Corrugate profile
Roof underlay: Thermacraft Covertec 405 self supporting
Wall underlay: Thermacraft Watergate Plus
Wall Cladding: HZ: JJH Linea WB cladding on 20mm cavity cladding system
Wall Cladding: JH Stria 405 Vert Weatherboard cladding on 20mm cavity system
Soffits: 4.5mm JH Soffit lining with PVC jointers
Roof insulation: Pink Batts R3.2
Wall insulation: Pink Batts R2.2
Ceiling: 13mm GIB Ceiling lining fixed to 70x35 min H1.2 Timber Ceiling battens @ 600 c/c max
or GIB Rondo metal ceiling battens @ 600 c/c
Cornish: NONE. Square stop
Fascia: 185 METALLINE™
Gutter: Metalcraft Colonial quad Gutter 5550mm² 50m² roof area max
DP: 80mm PVC
Plasterboard: GIB 10mm on walls
Waterproofing Internal: Aqua Blok
DPC: Suppecourse 500
DPM: Thermathene Black
Window tape: Aluband xtreme flashing tape
Windows: Selected Aluminium Residential Suit
Glazing: Double Low E IGUs Gas Archon: R0.37 min construction value
Skirting: 60mm x 10mm single bevel pine

H1 **TABLE 2.1.2.2C: Alternative minimum construction R-values for building elements that do not contain embedded heating systems - for housing only where building consent applications are submitted before 1 May 2023 Paragraph 2.1.2.2 b) Region A (1)**

ACC Practice Note Title: Protection against accidental overflow Document number: AC2266
As an alternative solution, it is acceptable to prevent accidental overflow from the kitchen sink or the laundry tub, by installing an integral overflow with a flow restrictor to the faucet on the sink provided the fixture overflow rate is greater than the fixture inlet rate. Where this system has been used, floor wastes can be omitted in kitchens and laundry rooms. Accidental overflow from sanitary appliances such as a dish washer or the washing machine can be mitigated where appliances have an automatic shut off mechanism built in which will prevent the appliance from overflowing.

Minor Dwelling Rinnai Mains Pressure Outdoor Enamel Cylinder 215L water cylinder. Provide seismic restraint and tempering valve to comply with NZBC G12/AS1 (Figs. 14 & 16). Copper pipe Temperature/pressure relief drain installed @ 1:60min Fall to TD.

Main Dwelling A26 Rinnai INFINITY
2/45kg Gas cylinder on concrete pad with seismic restraint

150mm min Splash back above hwb and tub. Ceramic tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile
manufacturer as being suitable for the tiles, substrate material and the environment of use

Stairs and access rout to front door to comply with NZBC D1/AS1 "Wet in service"

Stud Table High Wind
All studs 90x45 SG8, H1.2
2.7m studs
Ground Floor External and loadbearing walls @ 400c/c max
Ground Floor Internal non-loadbearing walls @ 600c/c max

Materials: All structural fixings exposed to weather (water and wind) to be SS to achieve 50 year durability.

Ensuite, bathrooms, WC, kitchen and
laundry to comply with NZBC E3.3.3.

3.1 Lining materials
3.1.1 Floors
The following finishes to floors satisfy the performance for impervious and easily cleaned surfaces in spaces containing sanitary
fixtures or sanitary appliances. In open plan spaces this surface shall extend at least 1.5 m from all sanitary fixtures and sanitary
appliances:

The requirement for impervious and easily cleaned floor surfaces applies to spaces such as kitchens, bathrooms, laundries and toilet facilities.

Ceramic or stone tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by
the tile manufacturer as being suitable for the tiles, substrate material and the environment of use. Edges of the tiled area where watersplash may occur must be sealed or coved, and tiles must be laid on a continuous impervious substrate or a membrane specified by the manufacturer as being suitable for the tiles, substrate material and the environment of use.

Opening windows
Where the possible height of fall from an open window is more than 1000 mm. The possible height of fall shall be measured from the inside floor level adjacent to the window

no projections or ledges below the opening that would assist a child in climbing.

If a fixed window seat is provided, the lower edge of the opening shall be measured from the seat.

Where a toilet pan or any other fixed feature is within 500 mm horizontally of a window, the lower edge of the opening shall be measured vertically from the pan or feature.

In housing and areas of other *buildings* likely to be frequented by children under 6 years of age, a window with an opening width of less than 1000 mm shall have either:

the lower edge of the opening at least 760 mm above floor level, or

a restrictor fitted to limit the maximum opening so that a 100 mm diameter sphere cannot pass through it, or

a 760 mm high barrier protecting the opening of solid construction or with vertical members its full height.

In housing and areas of other *buildings* likely to be frequented by children under 6 years of age, a window with an opening width of more than 1000 mm shall have either:

a) the lower edge of the opening at a height
above floor level as given for barriers in
Table 1, NZBC F4 or
b) a barrier of the same height protecting the
opening complying with Paragraph 1.2.1. NZBC F4

NZBC F4 **1.2 Barrier construction**
1.2.1 In housing and other areas likely to be frequented by children under 6 years of age:
a) Figures 1-4 show acceptable barrier constructions
b) Openings anywhere over the full height of the barrier shall be such a size that a 100 mm diameter sphere cannot pass
through them, and
c) The triangular opening formed by the riser, tread, and bottom rail of the barrier on a stair shall be of such a size that a 150 mm
diameter sphere cannot pass through it

Glazing in wet areas and bathrooms
All shower and glazing in bathrooms to have Grade A safety glass.
Privacy safety glass to comply with NZS 4223 Part
3:1999 *Glazing. Restrictor to window*
Glazing to comply with 4223.2:2016 glazing building & 4223.3:2016 part3 human impact

Smoke Detector	
Extractor Fan 25 L/s for showers and baths 50 L/s for cook tops	150mm min Splash back above hwb and tub. Ceramic tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use
Smoke Detector	
	Kitchen sinks, laundry and bathroom have overflow and flow restrictor

NOTE
PLUMBING SCHEMATIC
ALL PLUMBING TO COMPLY WITH
AS-NZS/3500.2

FIXTURE UNIT RATING:

whb	-	1
wc	-	6
s	-	2
bath	-	3
sink	-	3
tub	-	5
DW	-	3

Size and rating of vents

VP DN	Fixture Unit	
50	>1	<=10
50	>10	<=30
65	>30	<=175
80	>175	<=400

PLUMBING LEGEND:
AP - Access point
AAV - Air admittance valve
GT - Gully trap
ORG - Overflow relief gully
FWG -Floor waste gully

Maximum fixture unit loading for vented drains
Nominal size of drain, DN

Grade %	80	100
5.00	215	515
3.35	140	345
2.50	100	255

Minimum Grades of Drains with soil fixtures

DN	Grade %
80	2.50
100	1.65

Max length for unvented branch drains

1. 10m from the vented drain to the weir of the tap, provided that length of the discharge pipe does not include a vertical drop, between the crown of the trap and the invert of the branched drain exceeding-
a 2m from WC with DN 80
b 1.5m for basons fitted with "S" trap
c 2.5m for all other fixtures

2. 10m to the weir of a disconnector gully

Size of unvented branch drains

65 5 Fixture units (Excluding WC or 10 fixture units from one FWG
80 12 Fixture units(Including not more than one WC)
100 30 Fixture units (Including not more than two WC

NOTE:
Both kitchens sinks and laundries have overflow and flow restrictor.

Table 1: Water Supply Pipework Support Spacing
Paragraph 7.7.3

Pipe material	Pipe diameter (mm)	Maximum distance between supports (m) Vertical pipe	Graded and horizontal pipe
Copper	10 – 15	1.5	1.2
	20 – 35	2.0	1.5
Galvanized steel	15 – 35	2.0	1.5
	25	3.0	2.5
uPVC	15 – 35	2.0	1.0
	25	2.4	1.2
Polyethylene and polybutylene (cold water supply)	15 – 20	1.5	0.75
	25	1.8	0.9
Polyethylene (hot water supply)	15 – 18	1.0	0.6
	20 – 22	1.4	0.7

Note:
The spacing for these pipe materials is based on the pipes being installed within the building structure.

TABLE 9.1
MAXIMUM SPACING OF BRACKETS, CLIPS AND HANGERS

Pipework material	Maximum spacing of supports, m	
	Vertical pipes	Graded pipes
Cast iron	3	3
Ductile iron	3	3
Copper, copper alloy	3	3
ERC	4	4
PVC-U DN 40-50	2	1
PVC-U DN 65	2.5	1.2
PP	2	1
PE	2	1

NOTE: For all pipe materials maximum spacings shall be in accordance with manufacturer's recommendations.

3.0 Domestic smoke alarms
3.1 Scope
3.1.1 Smoke alarms shall be installed in every *household unit* of *risk groups* SH and SM where a Type 4 or Type 7 alarm system is not required by Acceptable Solutions C/AS1 to C/AS7.
3.1.2 The other paragraphs of this Acceptable Solution do not apply to the installation of domestic smoke alarms. Paragraphs 3.1 to 3.4 stand alone and only detail the requirements for domestic smoke alarms within *household units*.
3.2 Type 1 – Domestic Smoke Alarm System
3.2.1 A Type 1 system is based on one or more domestic type smoke alarms with integral alerting devices. Coverage shall be limited to selected parts of a single *firecell*, subject to Paragraphs 3.3 and 3.4.
3.2.2 Smoke alarms shall be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604.
3.2.3 The smoke alarms shall be either hard wired or battery powered and are not required to be interconnected. In addition, they shall provide a hush facility, being a button that silences the alarm for a minimum duration of 60 seconds.
3.2.4 Smoke alarms shall have an alarm test facility easily reached by the *building* occupants. This facility may be located on the smoke alarms.
3.3 Location of smoke alarms
3.3.1 Smoke alarms shall be located as follows:
a) In multi-storey units, there shall be at least one smoke alarm on each level within the *household unit.*
b) On levels containing the sleeping spaces, the smoke alarms shall be located either:
i) In every sleeping space, or
ii) Within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.
c) In all cases, so that the sound pressure level complies with that specified in NZS 4514.
3.3.2 Smoke alarms shall be installed on or near the ceiling. The placement shall be in accordance with NZS 4514.

Recommended Model available
Cavius 10 Year Photoelectric Smoke Alarm
10 Year long life battery
A penetrating sound at 85dB(A) at 3 metres
10 minute pause/hush option
30 day low battery warning
Aesthetically pleasing
Unique 'smart clip' ceiling mechanism for easy installation
Certified to EN60065 and AS3786
NZ Building Code compliant
Manufacturer Warranty: 60 months

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All dimensions to be confirmed

DRAWING TITLE
Legend

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB # 17
DRAWING NO. A1-02
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023

Lot	228 DP 578599
Site	422m²
Dwelling	168.0m²
Porch	0.8m²
Total Cover	168.8m² 40%
Driveway	82.9m²
Total Imp area	251.7m² 59.6%

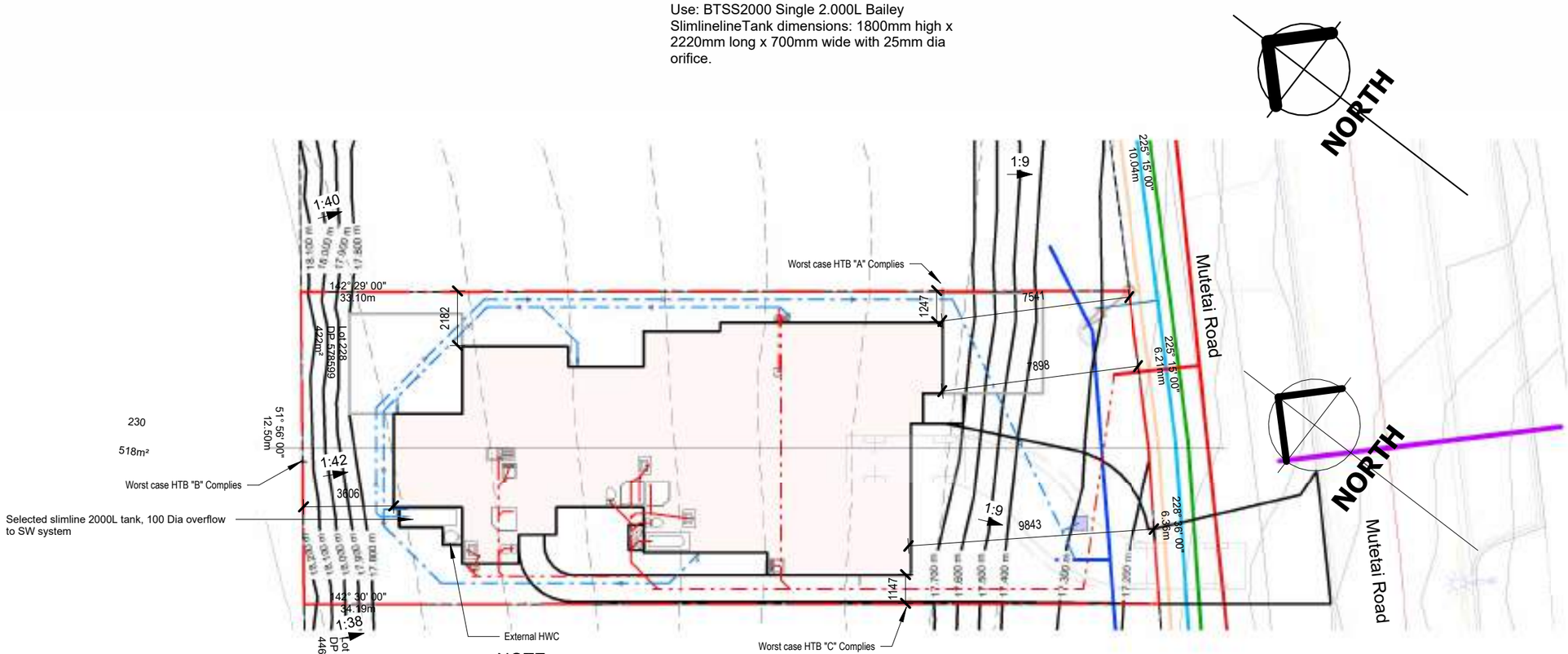
Total impermeable surface area:

Dwelling	168.0m²
Porch	0.8m²
Cover Total	168.8m²
Driveway	82.9m²

Total impermeable area 251.7m² 59.6%

Retention First 5mm rainfall run-off
5mm x 251.7m² = 1258m³ (1258l)

Use: BTSS2000 Single 2.000L Bailey SlimlinelineTank dimensions: 1800mm high x 2220mm long x 700mm wide with 25mm dia orifice.



NOTE:
Refer foundation plan for detail set-out dimensions and Drainage schematic for drainage details

Access to front door from parking to comply with S1/AS1 Access slip resistance wet in use

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1 SITE PLAN
1 : 200 @A3

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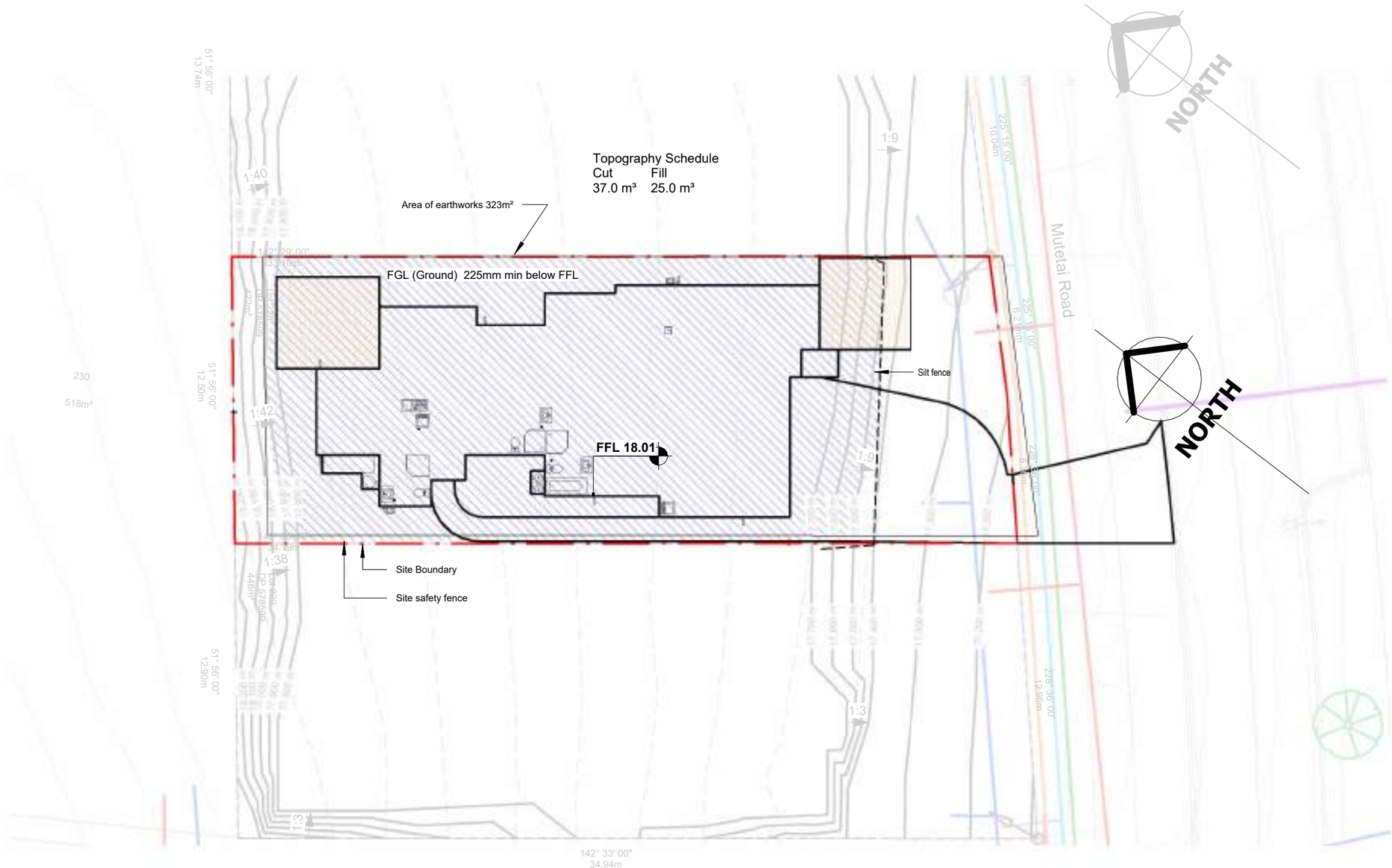
DRAWING TITLE
Site Plan

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
As indicated

JOB #	DRAWING NO.	REV.
17	A2-01	BC

BCO10364646 Received by Auckland Council 16/03/2023



1 Site Earthworks
1 : 200 @A3

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Site Earthworks

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Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 200

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17	A2-02	BC

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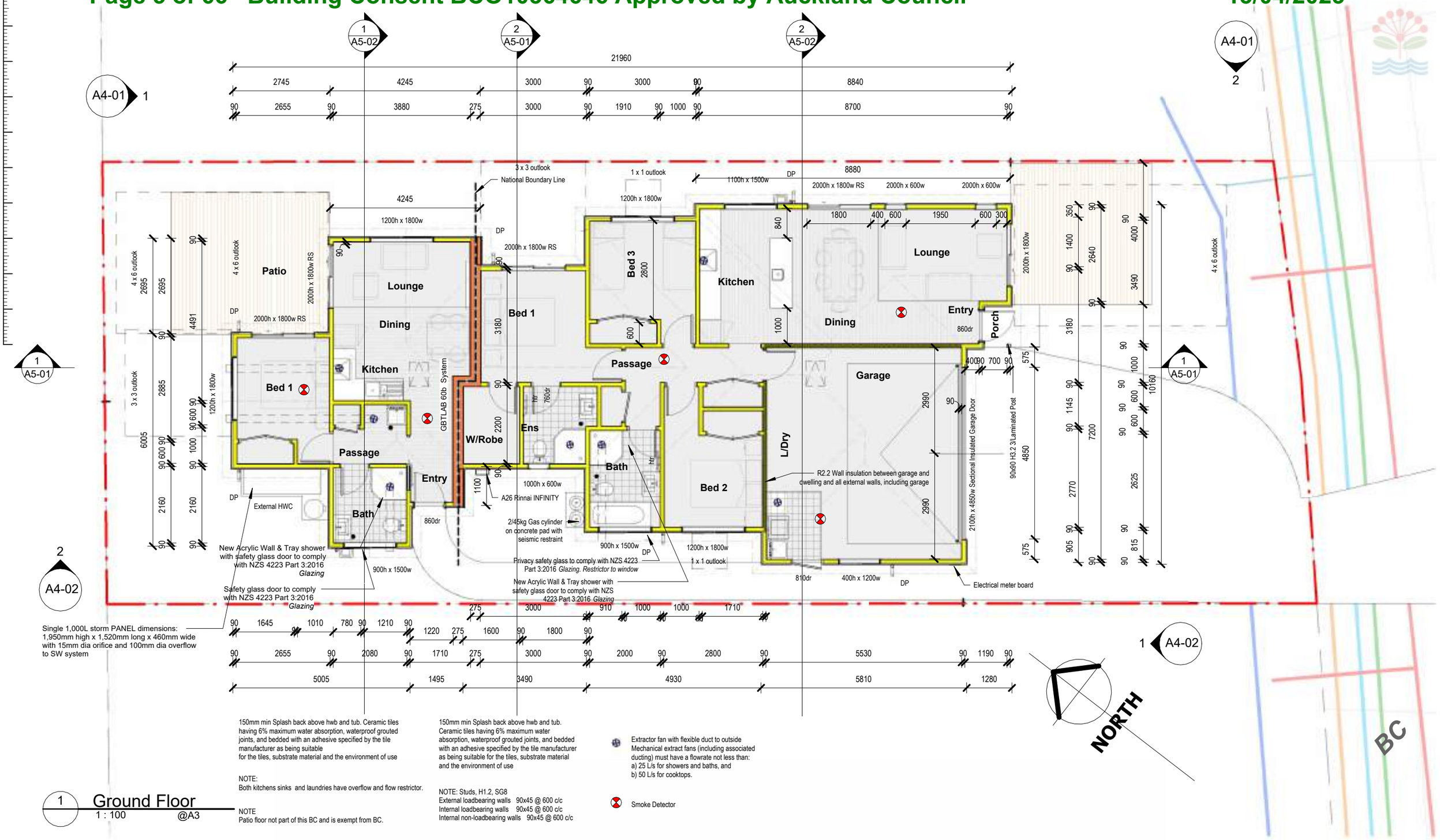
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1 A5-02
2 A5-01
2 A5-02
A4-01 2
21960
2745 4245 3000 90 3000 90 8840
90 2655 90 3880 275 3000 90 1910 90 1000 90 8700 90
3 x 3 outlook
National Boundary Line
1 x 1 outlook
1100h x 1500w
DP
8880
2000h x 1800w RS
2000h x 600w
2000h x 600w
4245
1200h x 1800w
1200h x 1800w
Patio
4 x 6 outlook
2000h x 1800w RS
Lounge
Dining
Kitchen
Bed 1
Bed 3
2800
Passage
Bed 2
Ens
W/Robe
Bath
Entry
Garage
L/Dry
Lounge
Dining
Kitchen
Entry
860dr
Porch
GBTLAB 60b System
External HWC
New Acrylic Wall & Tray shower with safety glass door to comply with NZS 4223 Part 3:2016 Glazing
Safety glass door to comply with NZS 4223 Part 3:2016 Glazing
900h x 1500w
1000h x 600w
A26 Rinnai INFINITY
2/45kg Gas cylinder on concrete pad with seismic restraint
Privacy safety glass to comply with NZS 4223 Part 3:2016 Glazing. Restrictor to window
New Acrylic Wall & Tray shower with safety glass door to comply with NZS 4223 Part 3:2016 Glazing
R2.2 Wall insulation between garage and dwelling and all external walls, including garage
90x90 H3.2 3/Laminated Post
2100h x 4850w Sectional Insulated Garage Door
810dr
400h x 1200w
Electrical meter board
Single 1,000L storm PANEL dimensions: 1,950mm high x 1,520mm long x 460mm wide with 15mm dia orifice and 100mm dia overflow to SW system
90 1645 1010 780 90 1210 90 1220 275 1600 90 1800 90 275 3000 910 1000 1000 1710
90 2655 90 2080 90 1710 275 3000 90 2000 90 2800 90 5530 90 1190 90
5005 1495 3490 4930 5810 1280
1 A4-02
NORTH
BC
150mm min Splash back above hwb and tub. Ceramic tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use
NOTE: Both kitchens sinks and laundries have overflow and flow restrictor.
NOTE Patio floor not part of this BC and is exempt from BC.
150mm min Splash back above hwb and tub. Ceramic tiles having 6% maximum water absorption, waterproof grouted joints, and bedded with an adhesive specified by the tile manufacturer as being suitable for the tiles, substrate material and the environment of use
NOTE: Studs, H1.2, SG8
External loadbearing walls 90x45 @ 600 c/c
Internal loadbearing walls 90x45 @ 600 c/c
Internal non-loadbearing walls 90x45 @ 600 c/c
Extractor fan with flexible duct to outside Mechanical extract fans (including associated ducting) must have a flowrate not less than: a) 25 L/s for showers and baths, and b) 50 L/s for cooktops.
Smoke Detector

1 Ground Floor
1 : 100 @A3

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DRAWING TITLE
G Floor

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POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

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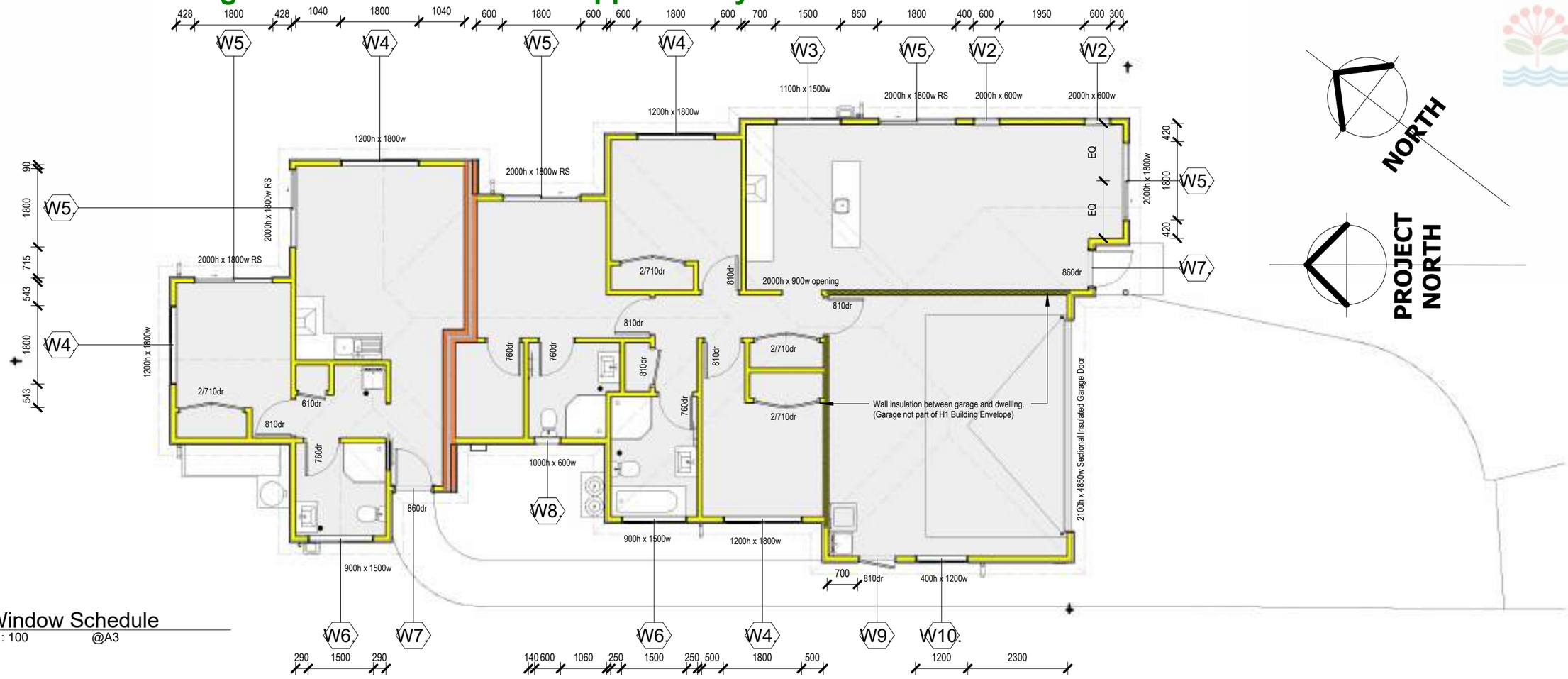

1 Window Schedule
1 : 100 @A3

TABLE 2.1.2.2B: Minimum construction R-values for building elements that do not contain embedded heating systems Paragraph 2.1.2.2 b)

Building element	Construction R-values (m²·K/W)(1) Climate zone 1	
Roof(2)	R6.6	(2) In roofs with a roof space, where the insulation is installed over a horizontal ceiling, the roof R-value may be reduced to R3.3 for a distance of up to 500 mm from the outer edge of the ceiling perimeter where space restrictions do not allow the full-thickness of insulation to be installed.
Wall	R2.2	
Floor Slab-on-ground floors	R1.5	
Windows and doors(3)	R0.37	(3) For building consent applications submitted before 2 November 2023, the minimum construction R-values for windows and doors in climate zones 1 and 2 are permitted to be reduced to R0.37 m²·K/W.

TABLE 2.1.2.2C: Alternative minimum construction R-values for building elements that do not contain embedded heating systems - for housing only where building consent applications are submitted before 1 May 2023 Paragraph 2.1.2.2 b) Region A (1)

(1) Region A comprises all of the North Island/Te Ika-a-Māui excluding the Taupo District, the Ruapehu District and the part of the Rangitikei
District north of 39o50'S (-39.83), and all offshore islands north of 37o15 'S (-37.25

Building element	Construction R-values (m²·K/W)(1) Climate zone 1	
Roof	R1.9	COMMENT: Region A in Table 2.1.2.2C and Table 2.1.3.4B is consistent with the previous climate zones 1 and 2 defined in NZS 4218: 2009. Region B is consistent with the previous climate zone 3 defined in NZS 4218: 2009. The NZS 4218 climate zones are different to the current six climate zones defined in Appendix C.
Wall	R2.2	
Floor Slab-on-ground floors	R1.3	
Windows and doors(3)	R0.37	

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REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2023.01.25	BC	ACC	GJO

NOTE:
Do not scale from the drawings
All dimensions to be confirmed

DRAWING TITLE
Window and Door Schedule

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB # 17
DRAWING NO. A3-02
REV. BC

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				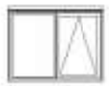		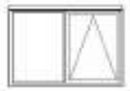	
Type	W1	Type	W2	Type	W3	Type	W4
Construction	Aluminium	Construction	Aluminium	Construction	Aluminium	Construction	Aluminium
Finish	Powder Coat	Finish	Powder Coat	Finish	Powder Coat	Finish	Powder Coat
Glazing	NZS 4223.1:2008	Glazing	NZS 4223.1:2008	Glazing	NZS 4223.1:2008	Glazing	NZS 4223.1:2008
Hardware	Black	Hardware	Black	Hardware	Black	Hardware	Black
Note		Note		Note		Note	
Type	W5	Type	W6	Type	W7	Type	W8
Construction	Aluminium	Construction	Aluminium	Construction	Aluminium	Construction	Aluminium
Finish	Powder Coat	Finish	Powder Coat	Finish	Powder Coat	Finish	Powder Coat
Glazing	NZS 4223.1:2008	Glazing	NZS 4223.1:2008	Glazing	NZS 4223.1:2008	Glazing	NZS 4223.1:2008
Hardware	Black	Hardware	Black	Hardware	Black	Hardware	Black
Note		Note		Note		Note	
Type	W9	Type	W10				
Construction	Aluminium	Construction	Aluminium				
Finish	Powder Coat	Finish	Powder Coat				
Glazing	NZS 4223.1:2008	Glazing	NZS 4223.1:2008				
Hardware	Black	Hardware	Black				
Note		Note					

Window Schedule

Type Mark	Family and Type	Count	Height	Width
W2.	Window Awning Underlight: P2_2000h x 600w	2	2000	600
W3.	Window Awning Fixed: P3_1100 h x 1500w	1	1100	1500
W4.	Window Awning Fixed: P4_1200 h x 1800w	4	1200	1800
W5.	Door Sliding with window: P5_2000h x 1800w RS with window	5	2000	1800
W6.	Window Awning Fixed: P6_900 h x 1500w	2	900	1500
W7.	Ext Single Ol-Timber-TG&V: P7_1980h X 860w Leaf	2	2000	860
W8.	Window Awning Underlight: P8_1000h x 600w	1	1000	600
W9.	Sgl Hinge_Leaf 1x2 Lite: P9_1980h X 810h Leaf	1	1967	810
W10.	Window Awning Fixed: P10_400 h x 1200w	1	400	1200

Grand total: 19

Window Elevations
1 : 100 @A3

TABLE 2.1.2.2B: Minimum construction R-values for building elements that do not contain embedded heating systems Paragraph 2.1.2.2 b)

Building element	Construction R-values (m²·K/W)(1)	
	Climate zone 1	
Roof(2)	R6.6	(2) In roofs with a roof space, where the insulation is installed over a horizontal ceiling, the roof R-value may be reduced to R3.3 for a distance of up to 500 mm from the outer edge of the ceiling perimeter where space restrictions do not allow the full-thickness of insulation to be installed.
Wall	R2.2	
Floor Slab-on-ground floors	R1.5	
Windows and doors(3)	R0.37	(3) For building consent applications submitted before 2 November 2023, the minimum construction R-values for windows and doors in climate zones 1 and 2 are permitted to be reduced to R0.37 m²·K/W.

TABLE 2.1.2.2C: Alternative minimum construction R-values for building elements that do not contain embedded heating systems - for housing only where building consent applications are submitted before 1 May 2023 Paragraph 2.1.2.2 b) Region A (1)

(1) Region A comprises all of the North Island/Te Ika-a-M āui excluding the Taupo District, the Ruapehu District and the part of the Rangitikei
District north of 39o50 ′S (-39.83), and all offshore islands north of 37o15 ′S (-37.25

Building element	Construction R-values (m²·K/W)(1)	
	Climate zone 1	
Roof	R1.9	COMMENT: Region A in Table 2.1.2.2C and Table 2.1.3.4B is consistent with the previous climate zones 1 and 2 defined in NZS 4218: 2009. Region B is consistent with the previous climate zone 3 defined in NZS 4218: 2009. The NZS 4218 climate zones are different to the current six climate zones defined in Appendix C.
Wall	R2.2	
Floor Slab-on-ground floors	R1.3	
Windows and doors(3)	R0.37	

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DRAWING TITLE
Window Schedule

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB # 17
DRAWING NO. A3-03
REV. BC

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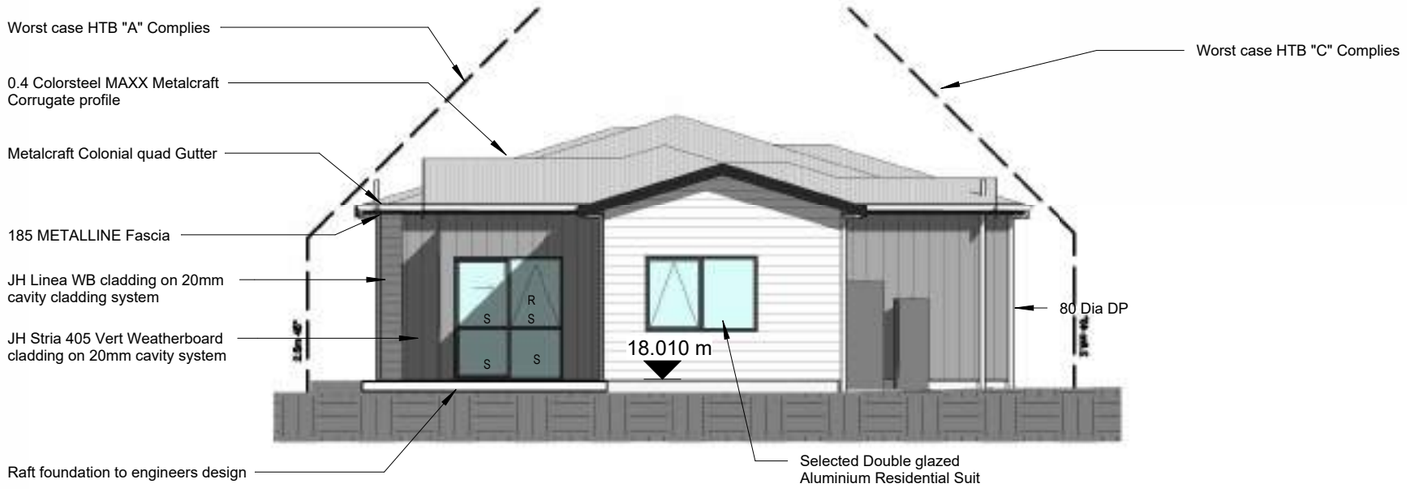
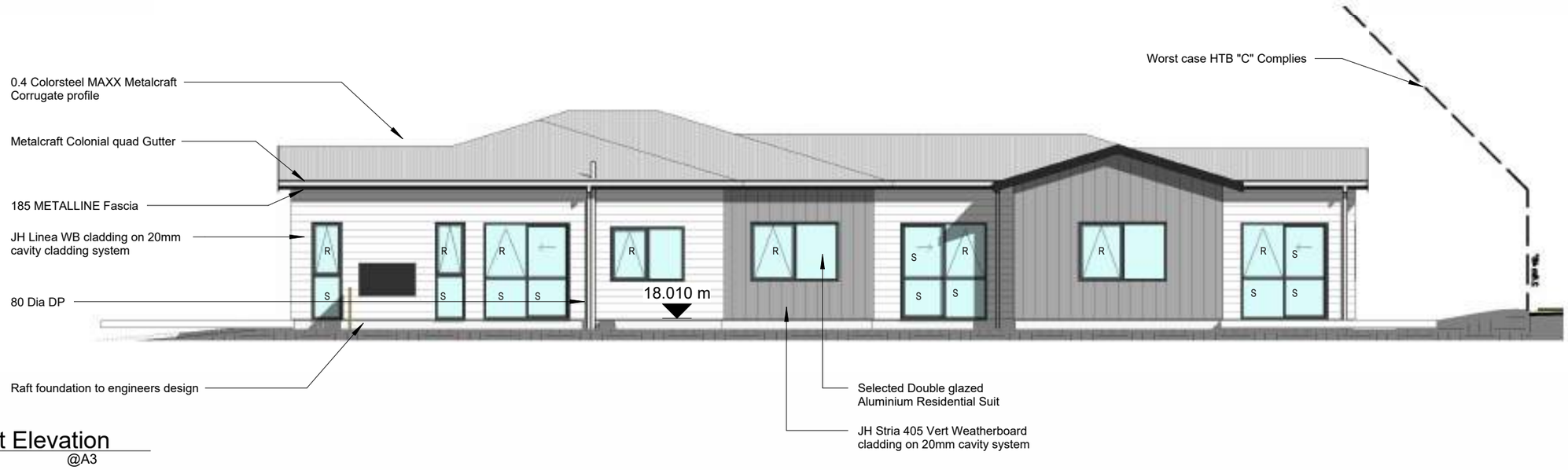
Selected double glazed aluminium joinery.
All aluminium joinery to NZS 4223 and specifications (See NZS 4223 part 3 for glazing)
S - Safety Glass
O - Obscure Glass
R - Restrictor


Worst case HTB "A" Complies
0.4 Colorsteel MAXX Metalcraft Corrugate profile
Metalcraft Colonial quad Gutter
185 METALLINE Fascia
JH Linea WB cladding on 20mm cavity cladding system
JH Stria 405 Vert Weatherboard cladding on 20mm cavity system
Raft foundation to engineers design
Worst case HTB "C" Complies
80 Dia DP
18.010 m
Selected Double glazed Aluminium Residential Suit

1 / A3-01 North Elevation
1 : 100 @A3


Worst case HTB "C" Complies
0.4 Colorsteel MAXX Metalcraft Corrugate profile
Metalcraft Colonial quad Gutter
185 METALLINE Fascia
JH Linea WB cladding on 20mm cavity cladding system
80 Dia DP
Raft foundation to engineers design
18.010 m
Selected Double glazed Aluminium Residential Suit
JH Stria 405 Vert Weatherboard cladding on 20mm cavity system

2 / A3-01 West Elevation
1 : 100 @A3

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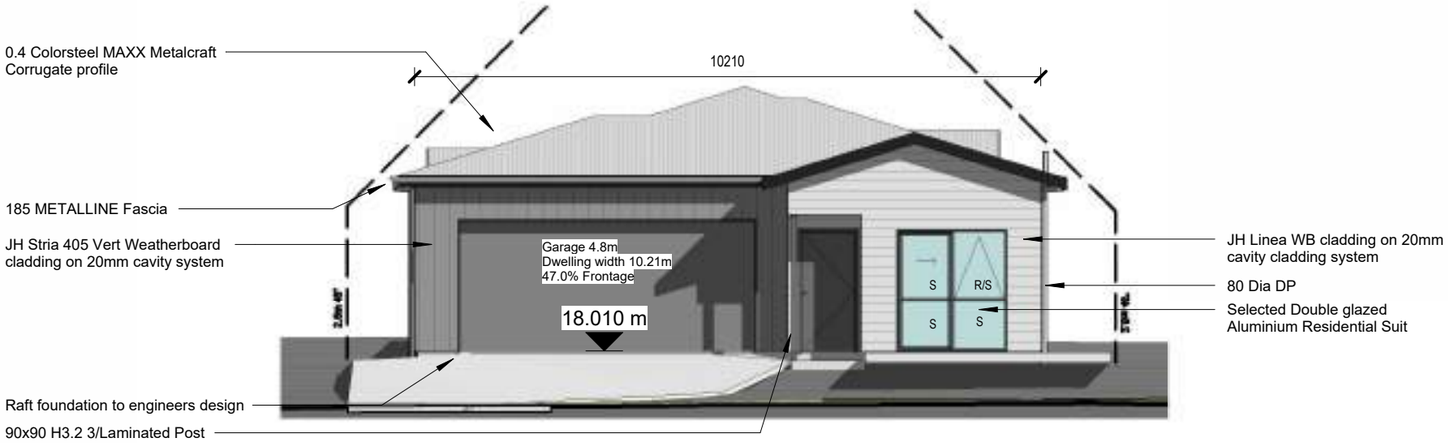
DRAWING TITLE
Elevations

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

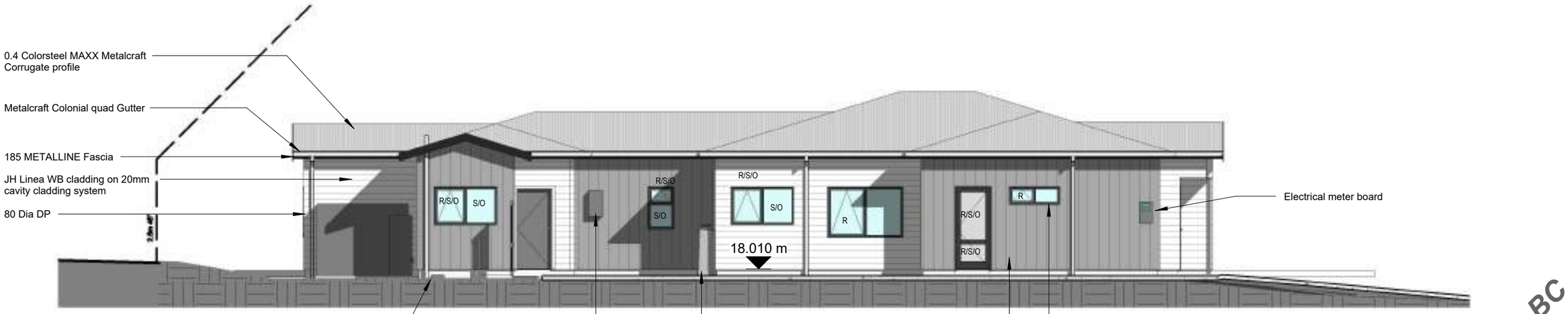
JOB #	DRAWING NO.	REV.
17	A4-01	BC

BCO10364646 Received by Auckland Council 16/03/2023



1 A3-01 South Elevation
1 : 100 @A3

Selected double glazed aluminium joinery.
All aluminium joinery to NZS 4223 and specifications (See NZS 4223 part 3 for glazing)
S - Safety Glass
O - Obscure Glass
R - Restrictor



2 A3-01 South Elevation.
1 : 100 @A3

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DRAWING TITLE
Elevations

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB # 17
DRAWING NO. A4-02
REV. BC

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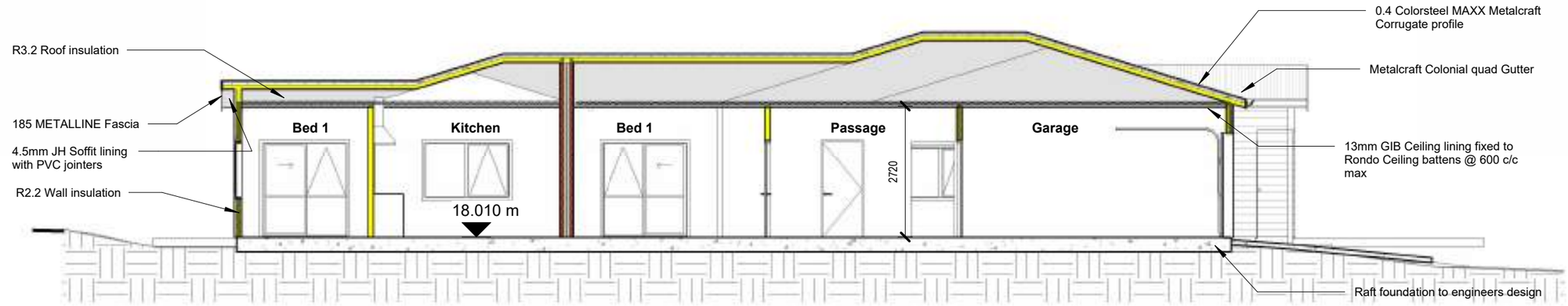
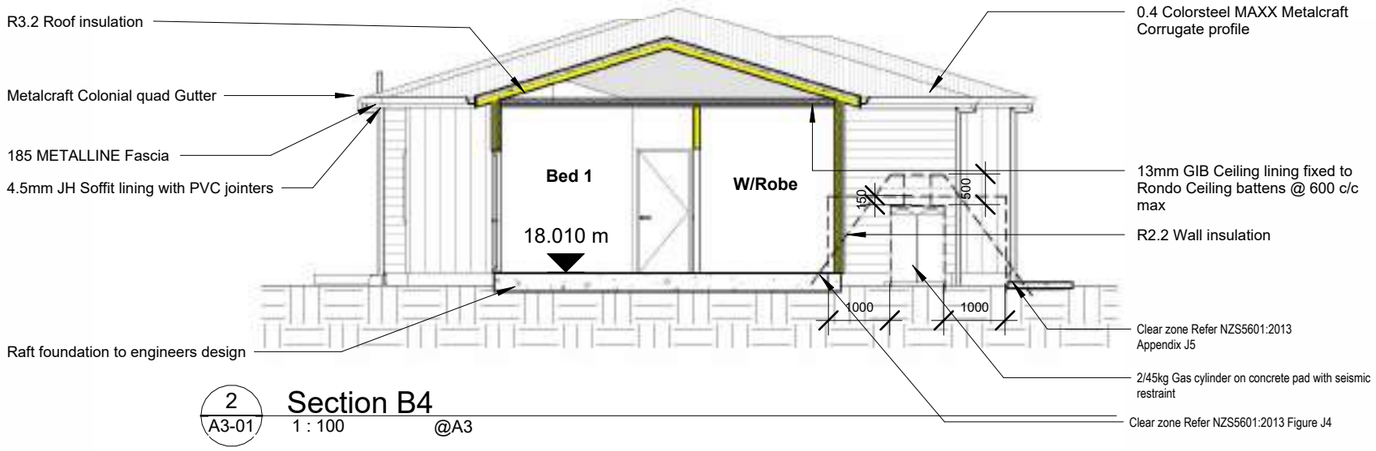


1 / A3-01 Section A2
1 : 100 @A3


R3.2 Roof insulation
Metalcraft Colonial quad Gutter
185 METALLINE Fascia
4.5mm JH Soffit lining with PVC jointers
Bed 1
W/Robe
18.010 m
150
600
1000
1000
0.4 Colorsteel MAXX Metalcraft Corrugate profile
13mm GIB Ceiling lining fixed to Rondo Ceiling battens @ 600 c/c max
R2.2 Wall insulation
Clear zone Refer NZS5601:2013 Appendix J5
2/45kg Gas cylinder on concrete pad with seismic restraint
Clear zone Refer NZS5601:2013 Figure J4
Raft foundation to engineers design

2 / A3-01 Section B4
1 : 100 @A3

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DRAWING TITLE
Sections

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB #	DRAWING NO.	REV.
17	A5-01	BC

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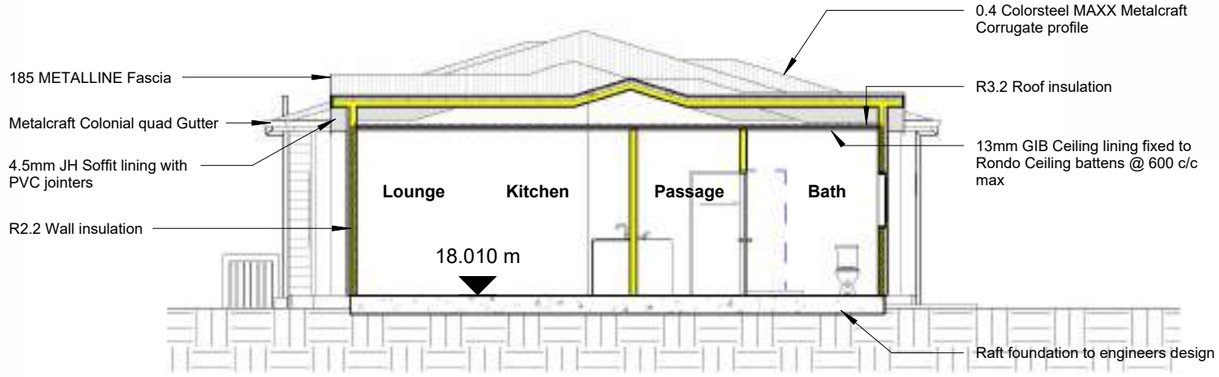
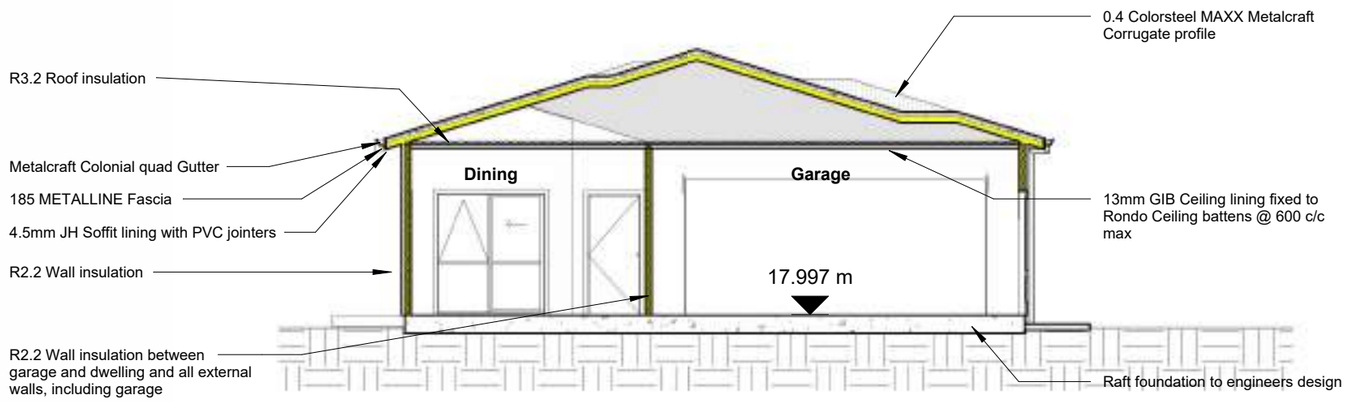


1 A3-01 Section B5
1 : 100 @A3


0.4 Colorsteel MAXX Metalcraft Corrugate profile
R3.2 Roof insulation
Metalcraft Colonial quad Gutter
185 METALLINE Fascia
4.5mm JH Soffit lining with PVC jointers
Dining
Garage
13mm GIB Ceiling lining fixed to Rondo Ceiling battens @ 600 c/c max
R2.2 Wall insulation
17.997 m
R2.2 Wall insulation between garage and dwelling and all external walls, including garage
Raft foundation to engineers design

2 A3-01 Section B6
1 : 100 @A3

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NOTE:
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All dimensions to be confirmed

DRAWING TITLE
Sections

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

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17	A5-02	BC

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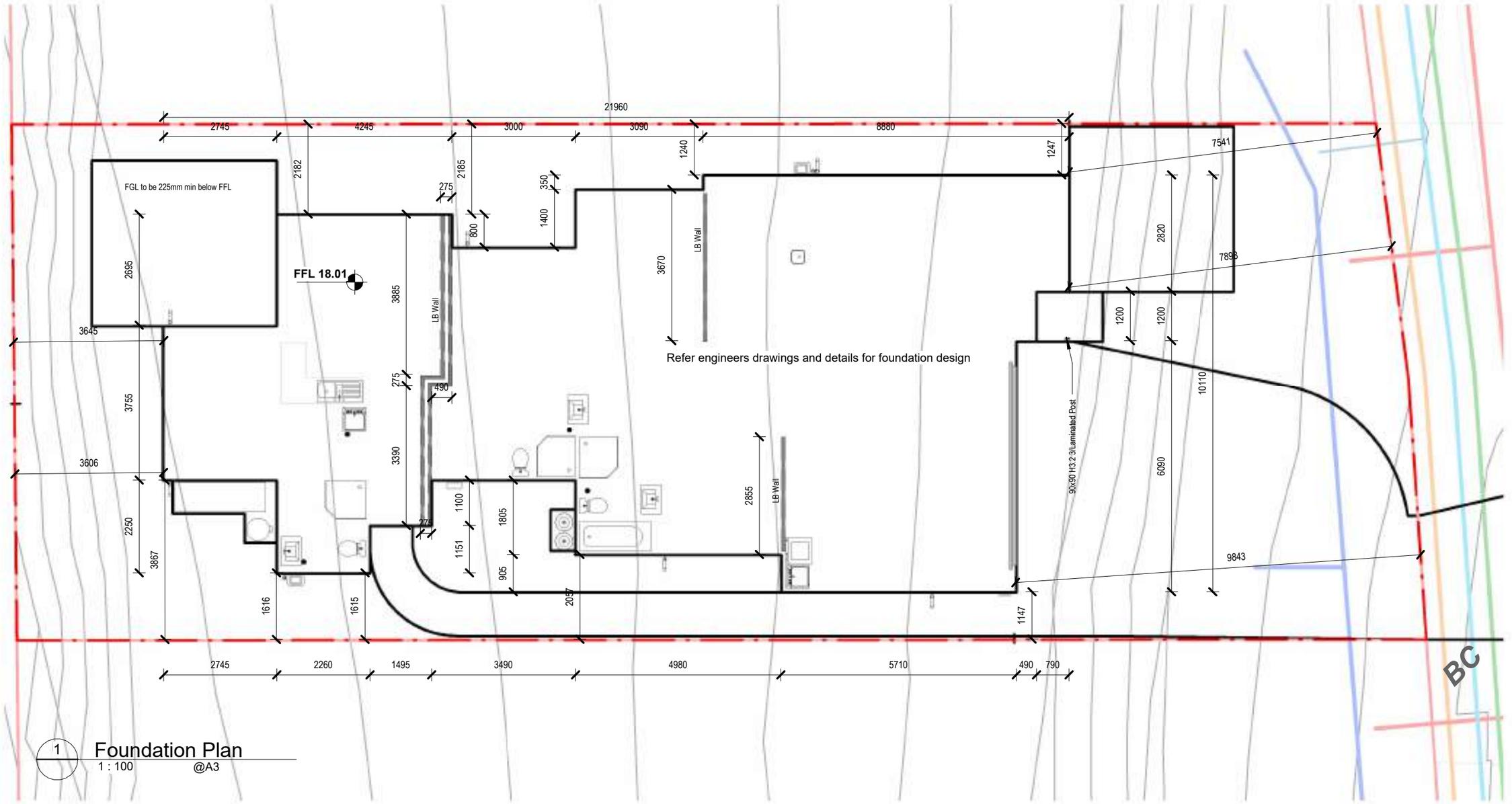
NOTE:
All external slab dimension has to follow architectural. Drawings.



1 Foundation Plan
1 : 100 @A3

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DRAWING TITLE
Foundation Plan

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB #	DRAWING NO.	REV.
17	A6-01	BC

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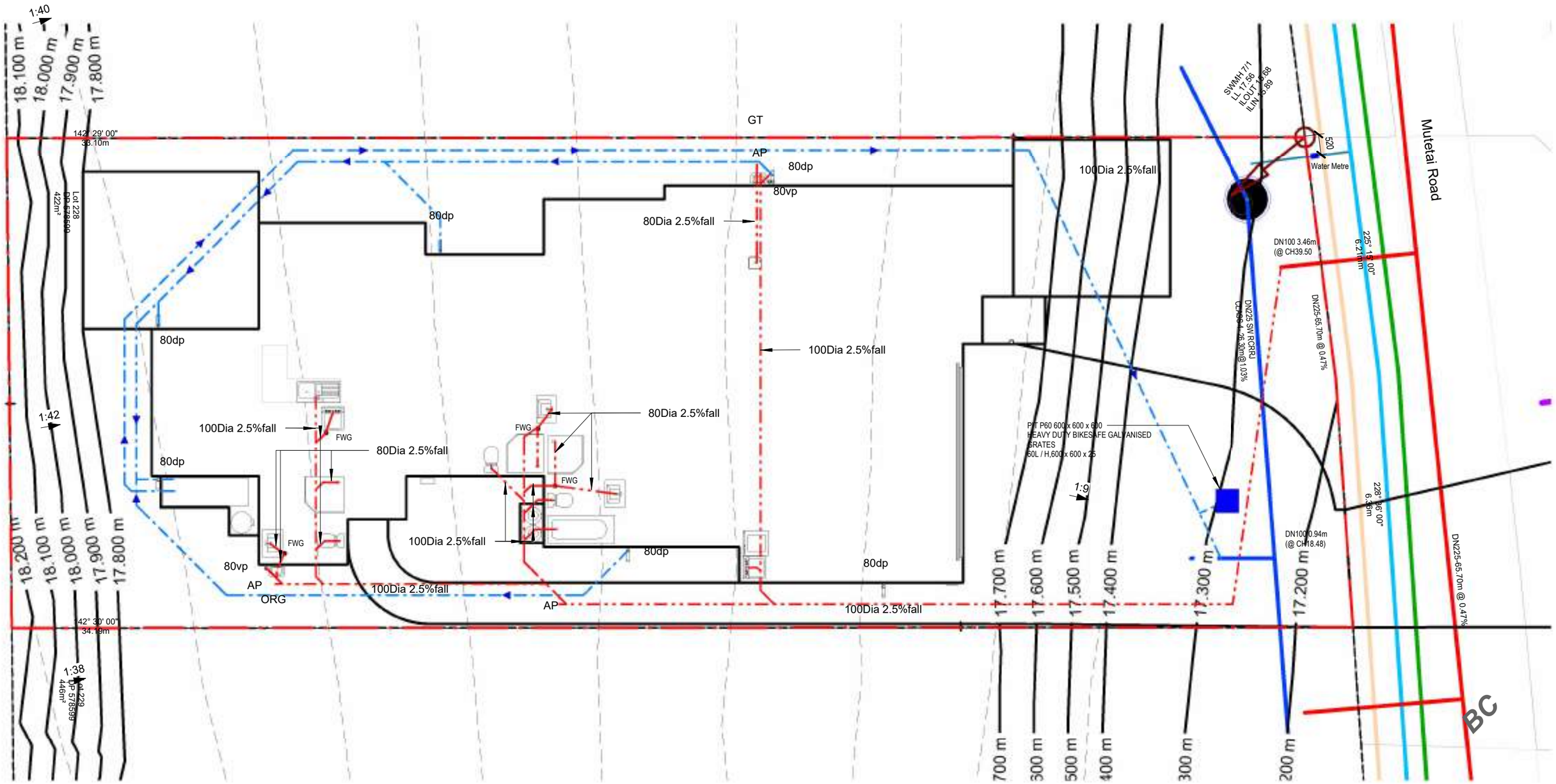

1 Drainage Schematic
1 : 100 @A3

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DRAWING TITLE
Drainage Schematic

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB # 17
DRAWING NO. A6-02
REV. BC

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5.2 EXCAVATION OF TRENCHES
5.2.1 Trench dimensions
Trenches shall be made with a minimum clearance of 100 mm on each side of the drain
barrel, measured to the inside of the sheeting or side of trench
5.3 CONCRETE SUPPORT FOR DRAINS
Concrete pads used to support drains shall be a minimum of 100 mm thick and shall be
laid—
(a) under gully traps and boundary traps of material other than cast iron;
(b) under all inspection junctions where a riser is brought to the surface;
(c) under all bends greater than DN 65 forming risers from the main drain;
(d) not closer than 20 mm to flexible joints.
(e) for sweep junctions, beneath the junction to a minimum thickness of 100 mm and
continued up vertically to the centre of the junction fitting; and,
(f) for 45° junctions, beneath the junction to a minimum thickness of 100 mm and
continued up vertically to the underside of the bend fitted to the junction fitting.
5.4 BEDDING OF DRAINS
5.4.1 General
The bed onto which drains are laid shall continuously support the installed drain
accommodating the loads from the pipeline and surrounding ground.
Bedding of drains
shall comply with the following:
(a) In stable soil, drains shall be laid on a bedding material complying with Clause 5.4.2,
or shall be directly supported on the undisturbed base of the trench, provided the base
of the trench is free from any rocks or tree roots.
(b) In clay, rock, shale, gravel or ground containing hard objects, drains shall be
supported on a bedding material placed in the base of the trench.
(c) Groundwater or surface water entering the trench shall not disturb the bedding
materials.
5.4.2 Bedding materials
Filling materials used for bedding of drains shall be one of the following:
(a) Crushed rock, gravel screenings or similar recycled materials of nominal size of
7–10 mm.
(b) Cement mortar containing 1 part of Portland cement to 4 parts of sand by volume,
thoroughly mixed with clean water to a workable consistency.
(c) Cement mortar bedding where the base of the trench is rock or shale. Where the grade
is greater than 20% (1 in 5), the cement mortar shall be —
(i) of a minimum depth of 50 mm, measured below the barrel of the pipe;
(ii) not less than 75 mm wide;
(iii) not closer than 20 mm to flexible joints; and
(iv) have pipes supported at not greater than 1500 mm from the centres, prior to
placing the mortar bedding.
(d) Free-running sand capable of passing through a 2 mm mesh sieve, which does not
contain clay, organic or any other deleterious materials.

TABLE 3.7.2
MINIMUM COVER FOR BURIED PIPES

Location	Minimum depth of cover, mm	
	Cast iron and ductile iron	Other materials
Subject to vehicular traffic	300	500
All other locations	Nil	300*

Separation from other underground services

The separation between any underground drain and any other service other than electrical supply cables, consumer gas piping, communication service or water service shall be at least 100 mm or 300 mm from a stormwater drain exceeding DN 100

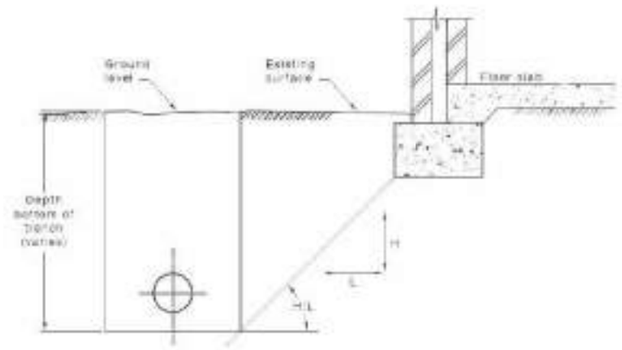
Crossover of underground services
Any underground drain crossing a service or any underground service crossing a drain shall —
(a) cross at an angle of not less than 45°;
(b) have a vertical separation of not less than 100 mm; and
(c) be marked along its length for 1 m either side of the centre-line of the service with marker tape complying with AS/NZS 2648.1, laid 150 mm above the installed service.

3.7 DEPTH OF COVER FOR BURIED PIPES
3.7.1 General
Drains shall be laid in a manner that provides protection against mechanical damage and deformation due to vehicular loadings.
3.7.2 Depth of cover Drains shall be installed with a minimum depth of cover, measured from the top of the pipe socket or inspection opening to the finished surface level, as specified in Table 3.7.2.

Access for maintenance
Access points must be provided in specified places to allow drains to be cleaned.

Access points must be provided:

immediately inside the boundary at every change in gradient over 45° at every horizontal change in direction more than 45°
at every junction that serves a soil fixture or any branch drain longer than 2 m every 50 m on straight drains if rodding points are used, or every 100 m if inspection chambers, access chambers or inspection points are used at both ends of the building where a drain passes under a building.

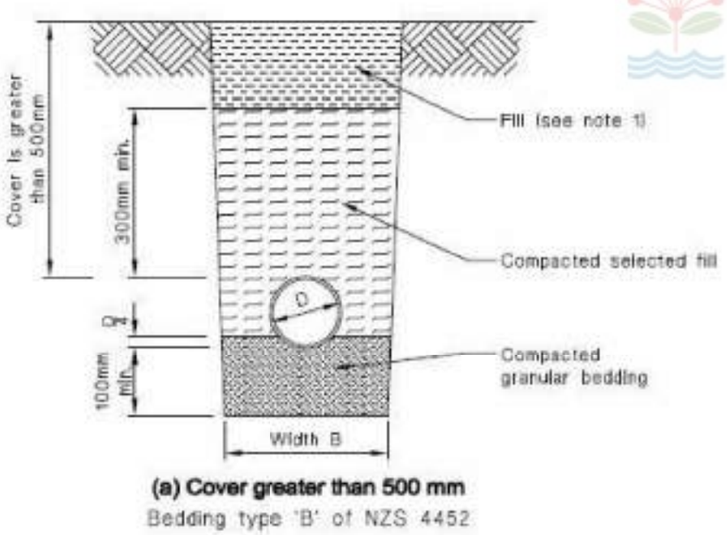


Soil type	Slope H:L	
	Compacted fill	Undisturbed ground
Stable rock (*)	2:3	5:1
Sand (*)	1:2	1:2
Silt (†)	1:4	1:4
Firm clay	1:2	1:1
Soft clay	Not suitable	2:3
Soft soils(†)	Not suitable	Not suitable

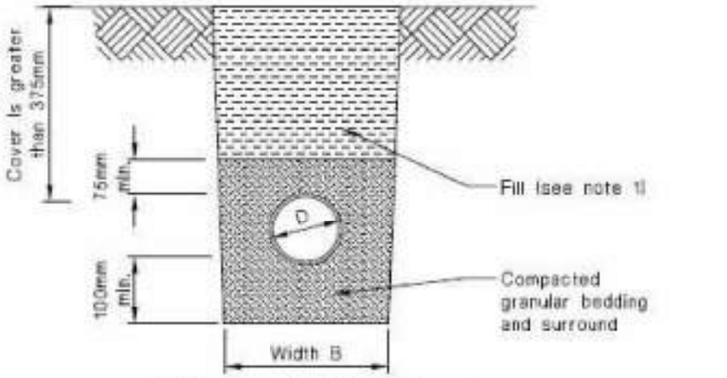
* Most sand and rock sites with little or no ground movement from moisture changes

† Sites include soft soils, such as soft clay or silt or loose sands, landslip, mine subsidence, collapsing soils, soils subject to erosion, reactive sites subject to abnormal moisture conditions or sites that cannot be classified otherwise.

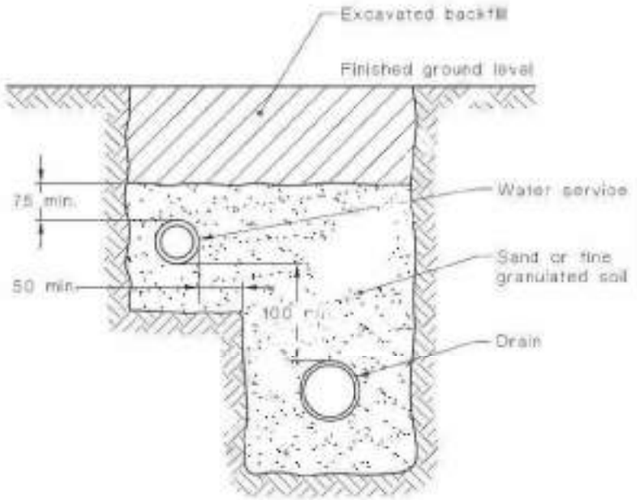
FIGURE 3.8.2 EXCAVATION NEAR FOOTINGS

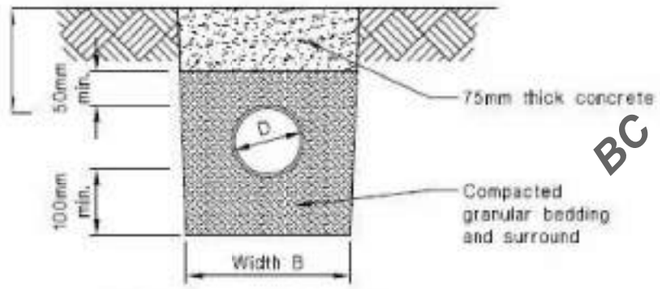


(a) Cover greater than 500 mm
Bedding type 'B' of NZS 4452



(b) Cover greater than 375 mm
Bedding type 'D' of NZS 4452





(c) Cover greater than 125 mm

DIMENSIONS IN MILLIMETRES

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1	2023.01.25	BC	ACC	GJO

NOTE:
Do not scale from the drawings
All dimensions to be confirmed

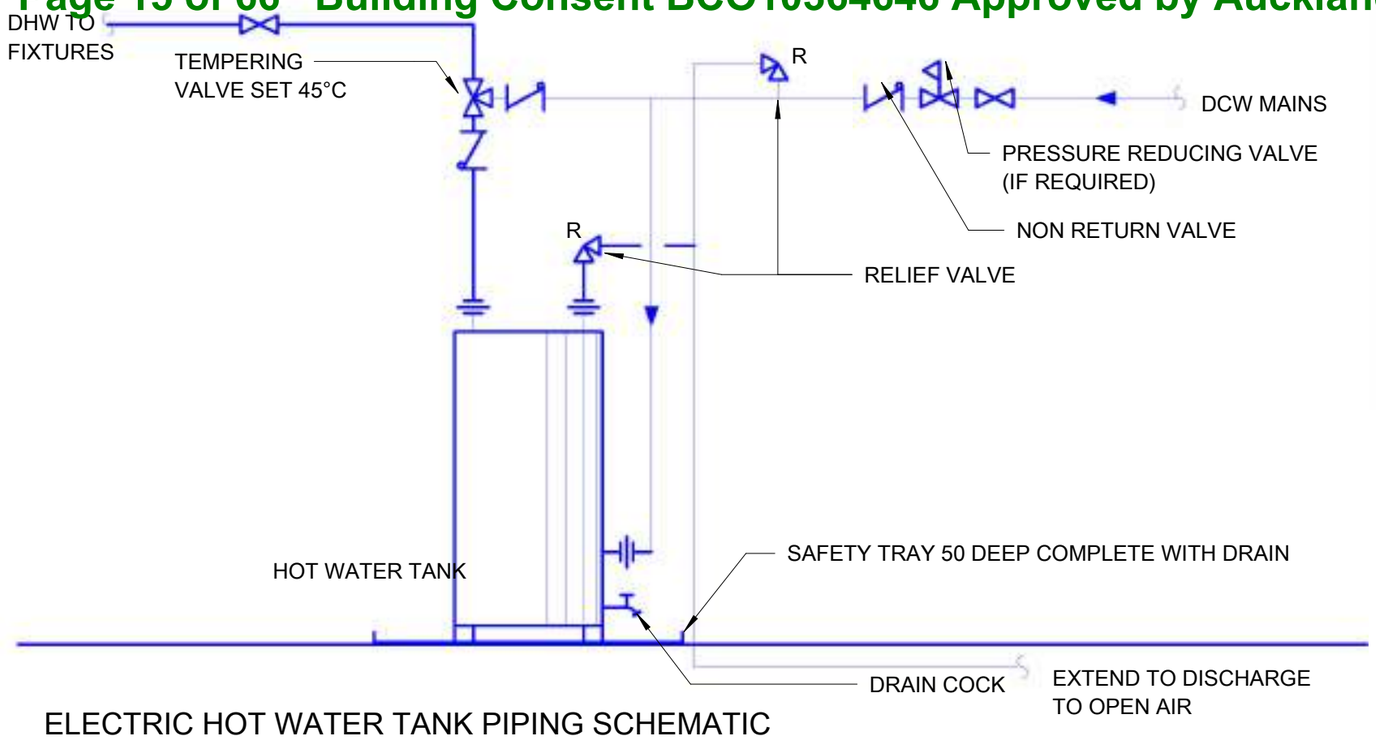
DRAWING TITLE
Service Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

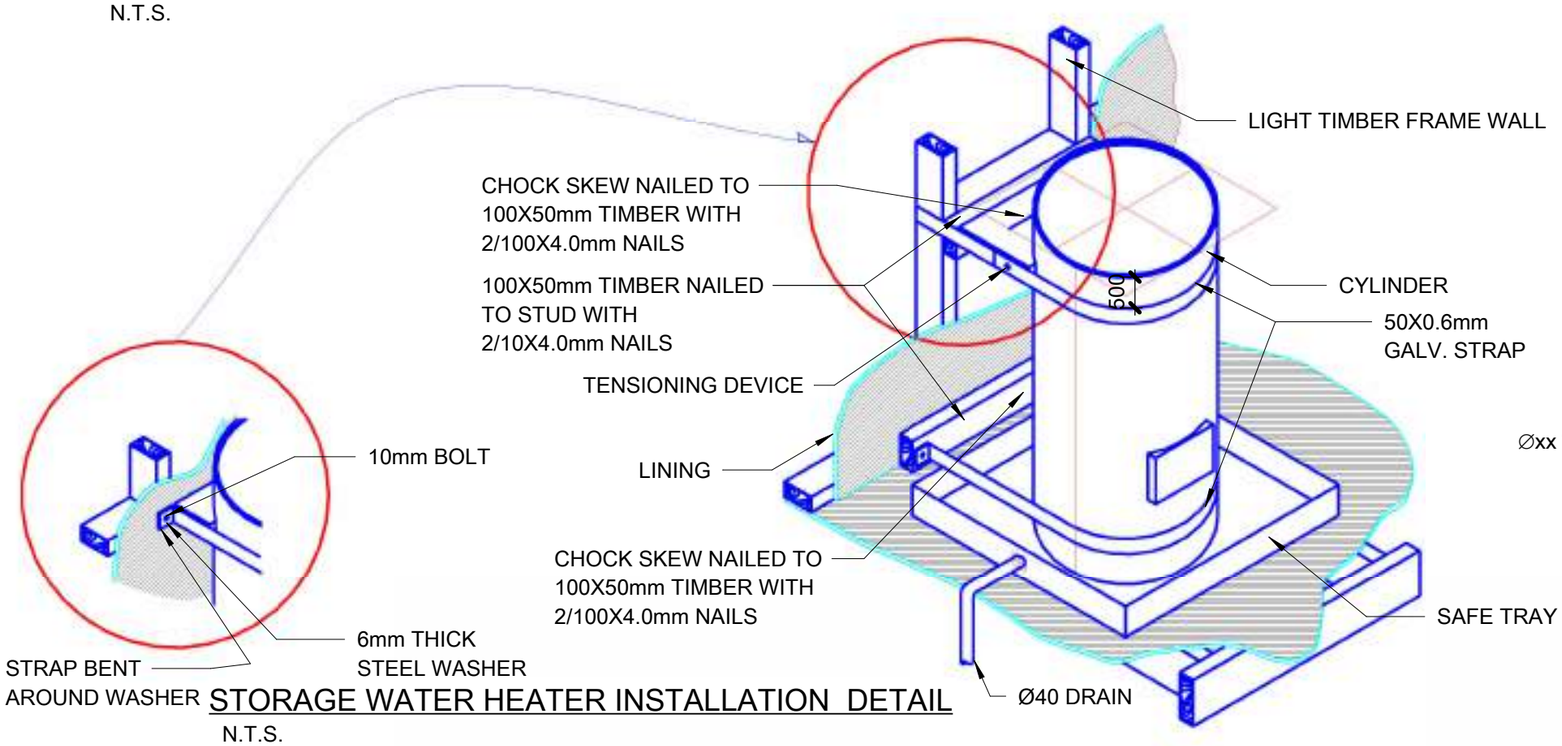
SCALE @ A3
1 : 20

JOB # 17
DRAWING NO. A6-03
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023



ELECTRIC HOT WATER TANK PIPING SCHEMATIC
N.T.S.



STORAGE WATER HEATER INSTALLATION DETAIL
N.T.S.

GENERAL NOTES

1. MINIMUM DCW/ DHW PIPE SIZE SHALL BE ∅15 UNLESS SHOWN OTHERWISE.
2. INSTALLED IN ACCORDANCE WITH G12/AS1
3. FIELD VERIFY LOCATIONS OF CONNECTIONS TO EXISTING PIPING PRIOR TO COMMENCING WORK.

DCW	DOMESTIC COLD WATER
DHW	DOMESTIC HOT WATER
DHWR	DOMESTIC HOT WATER RETURN
SH	SHOWER
SK	SINK
WC	WATER CLOSET
WHB	WASH HAND BASIN

- ISOLATING VALVE
- NC — ISOLATING VALVE NORMALLY CLOSED
- IR — ISOLATING / REGULATING VALVE
- STRAINER
- NON-RETURN VALVE
- PRESSURE LIMITING VALVE/ PRESSURE REDUCING VALVE
- 3 WAY TEMPERING VALVE
- 4 WAY TEMPERING VALVE
- ∅xx °Cxx — TVS — TEMPERING VALVE SET COMPRISING A 3-WAY TEMPERING VALVE WITH AN ISOLATING VALVE, STRAINER AND NON-RETURN VALVE ON THE COLD AND HOT INLETS. LABEL INDICATES SIZE AND MIXED WATER TEMPERATURE TO BE SET

BC

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Stage 7 Lot 228

SCALE @ A3
1 : 100

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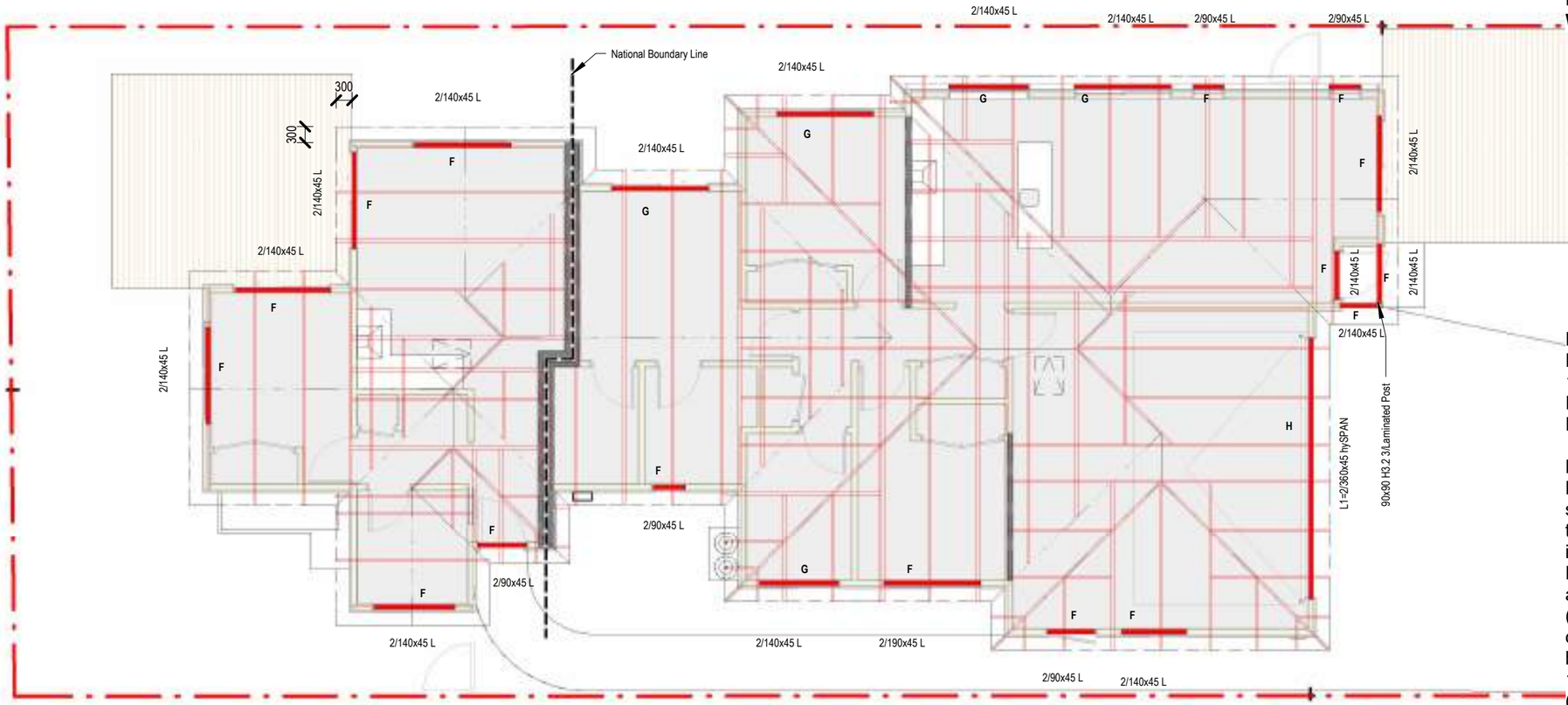
Earthquake Zone: 1
Corrosion Zone: D
Climate Zone: 1
Wind Region: A
Lee Zone:
Rainfall Intensity (range): 80-90
Wind Zone: High



Roof access hatch as required under NZS3604 section 13.3.1
Access to ceiling space is required through the ceiling, a clear opening not less than 600 mm x 500 mm shall be provided, giving easy unobstructed access of at least 600 mm in height between the top of the ceiling*joists* and other roof members

Lightweight long run roof
Bottom cord restraints @ 600 c/c
13mm Plasterboard ceiling
Eave 300mm
Barge 300mm

Roof plane brace - 1/50m² of lightweight roof
Diagonally opposing pair of continuous steel strips each having a capacity of 4.0 kN in tension, fixed to each top chord or rafter that is intersected, and to the top plate.
Fixings at the bottom end shall be one of (as appropriate):
(a) 4 / 75 x 3.15 nails to the last rafter/truss crossed, plus 4 / 75 x 3.15 nails to blocking between rafters/trusses, as shown in figure 10.22 (NZS3604);
(b) The strip shall be wrapped around the top plate, and to the ridge board if present, and fixed with 5 / 75 x 3.15 nails to the top plate; or
(c) A hip or valley rafter in accordance with 10.2.1.3 (NZS3604).
intersected, and to the *top plate*

X Refer to Lumberlok lintel fixing

NOTE:
All lintels unless noted different to be SG8 H1.2
Refer Lumberlok table for lintel fixing

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1 Roof Framing PLan
1 : 100 @A3

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DRAWING TITLE
Roof Framing Plan

CLIENT / PROJECT
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Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB # 17
DRAWING NO. A8-01
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Soffits: 4.5mm JH Soffit lining with PVC jointers
Roof insulation: Pink Batts R3.2
Ceiling: 13mm GIB Ceiling lining fixed to Ceiling battens @ 600 c/c max
Fascia: 185 METALLINE™
Gutter: Metalcraft Colonial quad Gutter 5550mm² 50m² roof area max
DP: 80mm PVC

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1 G Roof Plan
1 : 100 @A3

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DRAWING TITLE
Roof Plan

CLIENT / PROJECT
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Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB #	DRAWING NO.	REV.
17	A8-02	BC

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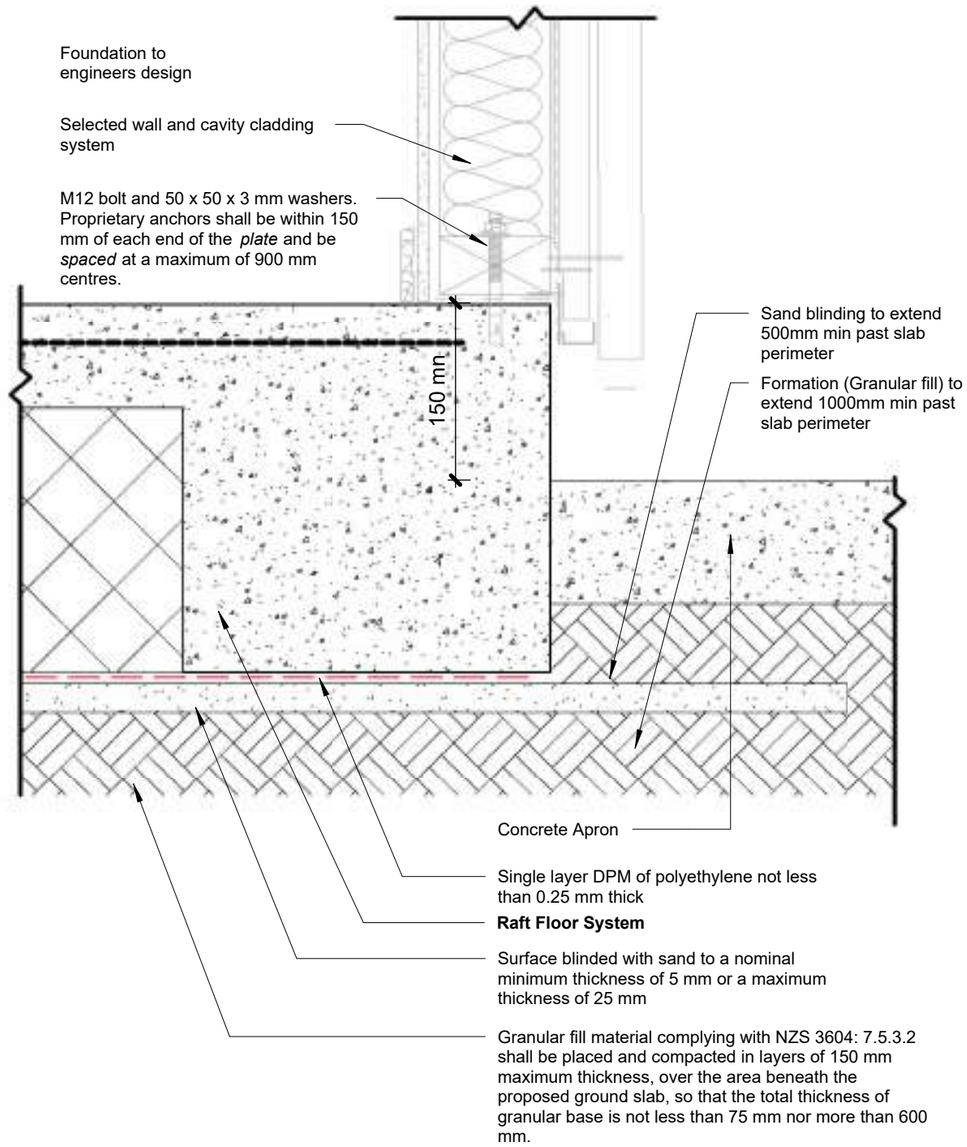
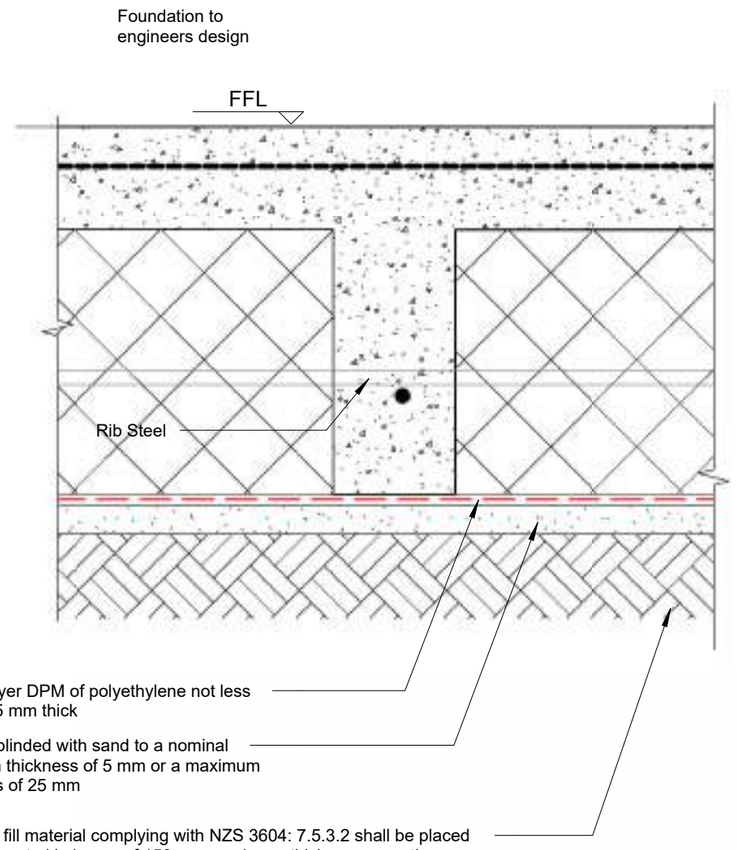

Foundation to engineers design
Selected wall and cavity cladding system
M12 bolt and 50 x 50 x 3 mm washers. Proprietary anchors shall be within 150 mm of each end of the plate and be spaced at a maximum of 900 mm centres.
150 mm
Sand blinding to extend 500mm min past slab perimeter
Formation (Granular fill) to extend 1000mm min past slab perimeter
Concrete Apron
Single layer DPM of polyethylene not less than 0.25 mm thick
Raft Floor System
Surface blinded with sand to a nominal minimum thickness of 5 mm or a maximum thickness of 25 mm
Granular fill material complying with NZS 3604: 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.

25 MPa Raft Floor System

1 Typical Perimiter Foundation at 20mm Cavity Cladding Detail
1 : 5 @A3


Foundation to engineers design
FFL
Rib Steel
Single layer DPM of polyethylene not less than 0.25 mm thick
Surface blinded with sand to a nominal minimum thickness of 5 mm or a maximum thickness of 25 mm
Granular fill material complying with NZS 3604: 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.

25 MPa Raft Floor System

BC

2 Typical Intermediate Rib Detail
1 : 5 @A3

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DRAWING TITLE
Foundation Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 5

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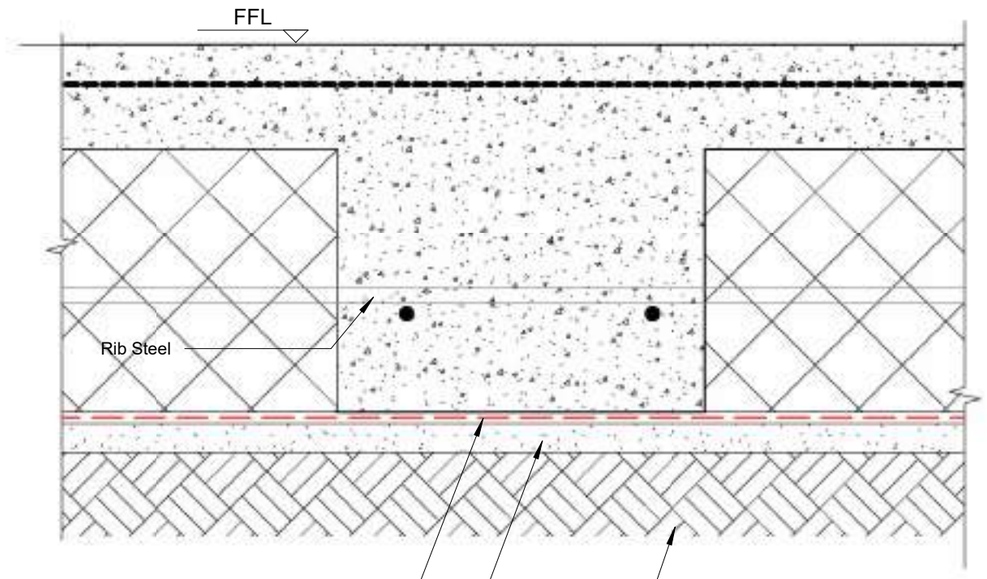
Foundation to
engineers design



Single layer DPM of polyethylene not less than 0.25 mm thick

Surface blinded with sand to a nominal minimum thickness of 5 mm or a maximum thickness of 25 mm

Granular fill material complying with NZS 3604: 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.

25 MPa Raft Floor System

BC

1 Typical Internal Loadbearing Rib Detail
1 : 5 @A3

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Stage 7 Lot 228

SCALE @ A3
1 : 5

JOB #	DRAWING NO.	REV.
17	A9-02	BC

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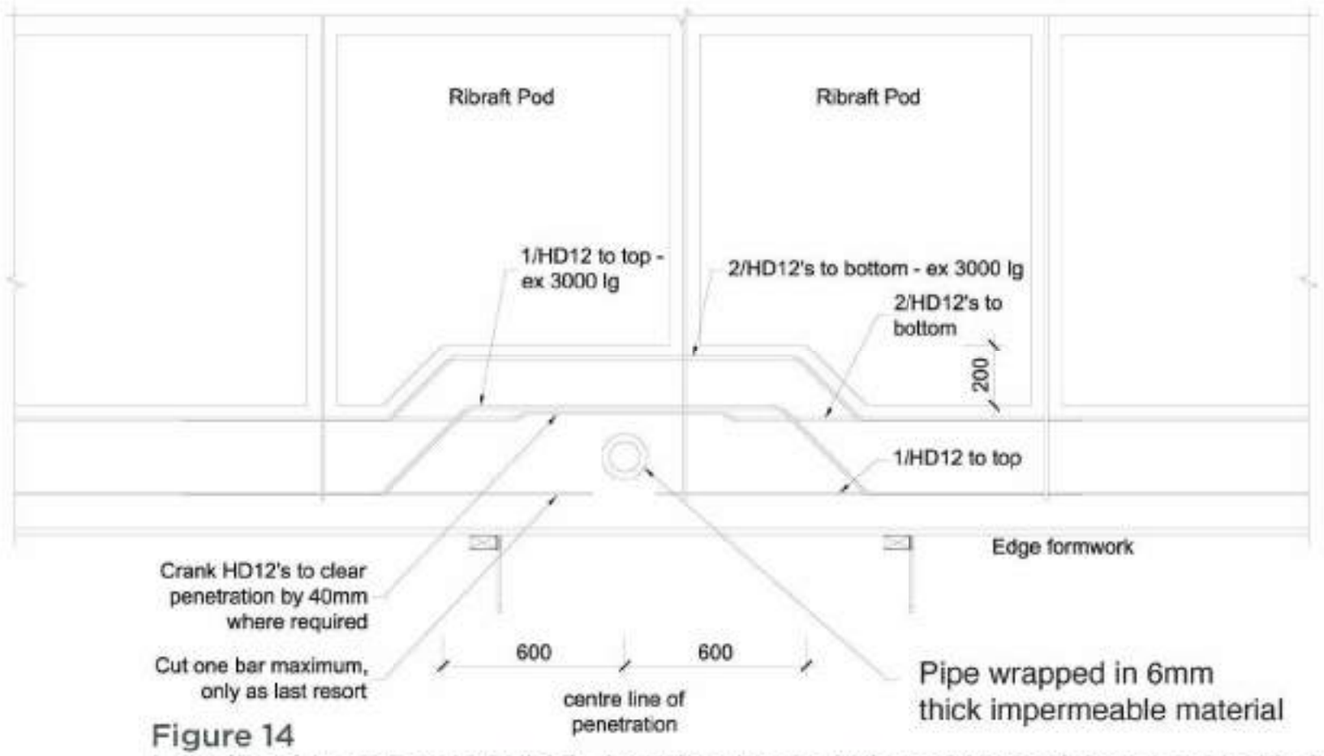
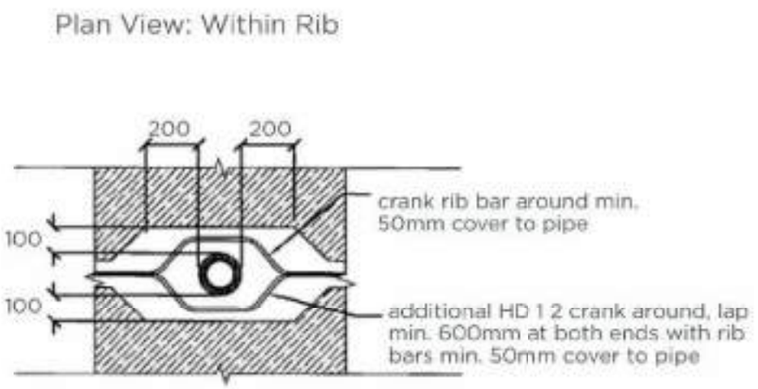
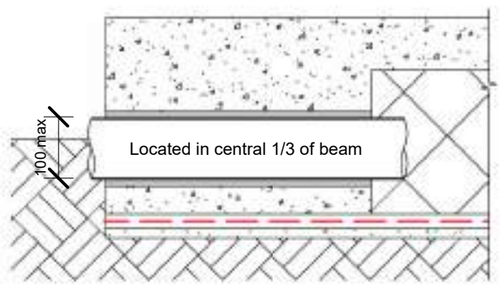
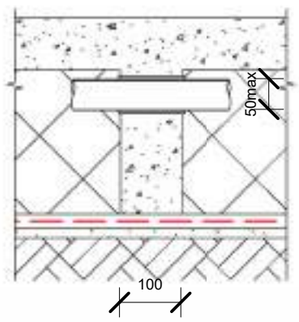

Ribraft Pod
Ribraft Pod
1/HD12 to top - ex 3000 lg
2/HD12's to bottom - ex 3000 lg
2/HD12's to bottom
200
1/HD12 to top
Edge formwork
Crank HD12's to clear penetration by 40mm where required
Cut one bar maximum, only as last resort
600
600
centre line of penetration
Pipe wrapped in 6mm thick impermeable material

Figure 14
Localised Increase In Width At Edge Beam Where Vertical Service Up To 100mm Diameter Are Required

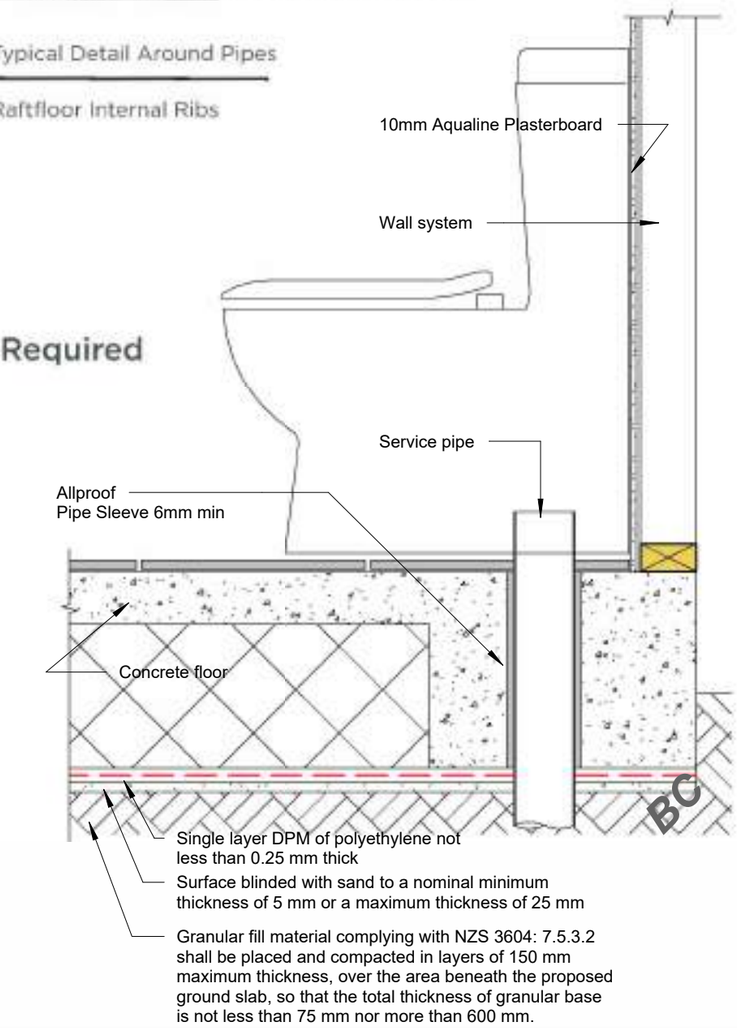

Plan View: Within Rib
200
200
100
100
crank rib bar around min. 50mm cover to pipe
additional HD 1 2 crank around, lap min. 600mm at both ends with rib bars min. 50mm cover to pipe
Typical Detail Around Pipes
Raftfloor Internal Ribs



Horizontal penetration through edge beam



Horizontal penetration through centre beam


10mm Aqualine Plasterboard
Wall system
Service pipe
Allproof
Pipe Sleeve 6mm min
Concrete floor
BC
Single layer DPM of polyethylene not less than 0.25 mm thick
Surface blinded with sand to a nominal minimum thickness of 5 mm or a maximum thickness of 25 mm
Granular fill material complying with NZS 3604: 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.

1 Typical Floor Pipe Penetration
1 : 10 @A3

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POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 10

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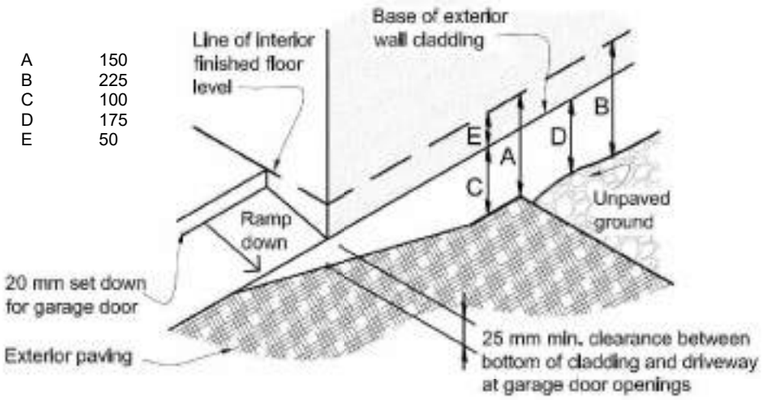

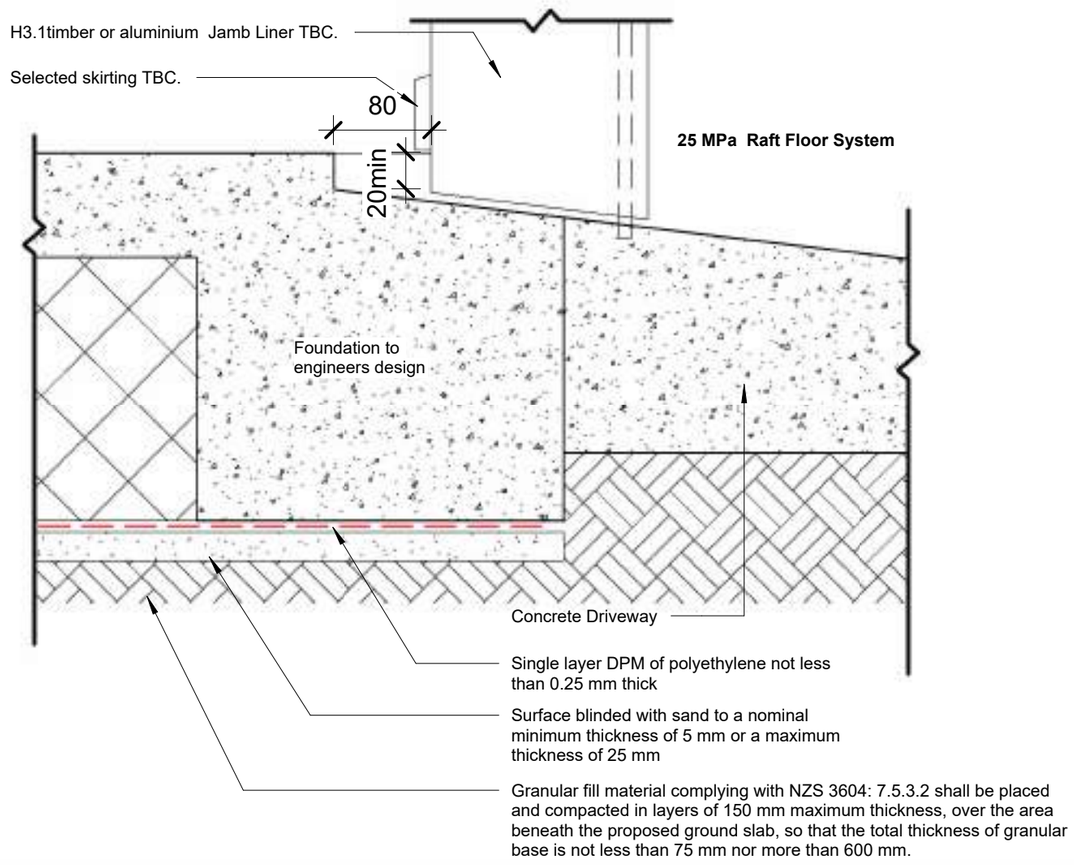
H3.1timber or aluminium Jamb Liner TBC.
Selected skirting TBC.
80
20min
25 MPa Raft Floor System
Foundation to engineers design
Concrete Driveway
Single layer DPM of polyethylene not less than 0.25 mm thick
Surface blinded with sand to a nominal minimum thickness of 5 mm or a maximum thickness of 25 mm
Granular fill material complying with NZS 3604: 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.

BC

1 Typical Garage door to Foundation Detail

1 : 5 @A3

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SCALE @ A3
1 : 5

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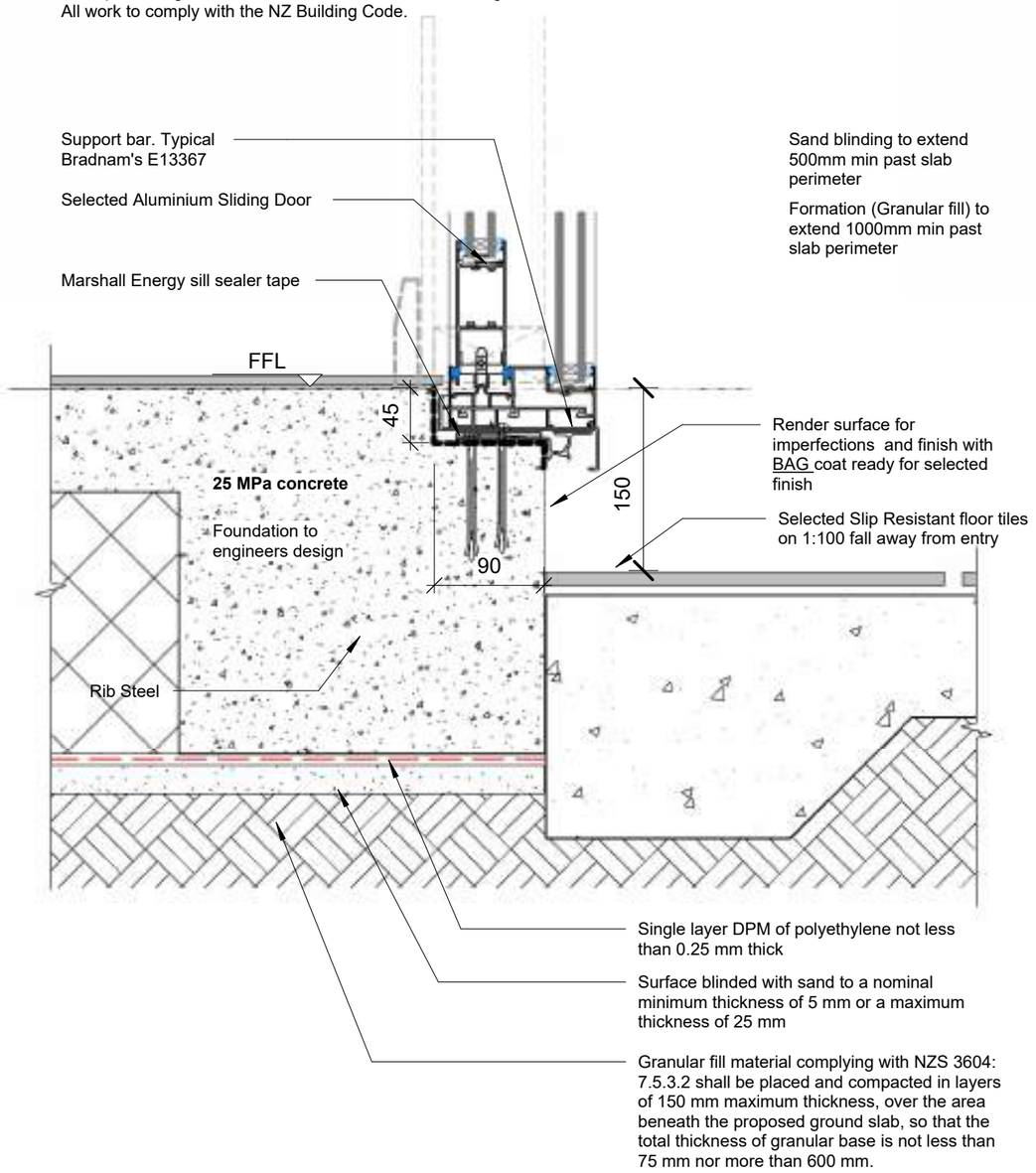
NOTE:
Patio / Deck not part of Building Consent. Less than 1.5m from FGL.
Exempt building work under schedule 1 of the NZ Building Act.
All work to comply with the NZ Building Code.


Support bar. Typical Bradnam's E13367
Selected Aluminium Sliding Door
Marshall Energy sill sealer tape
FFL
45
25 MPa concrete
Foundation to engineers design
90
150
Rib Steel
Sand blinding to extend 500mm min past slab perimeter
Formation (Granular fill) to extend 1000mm min past slab perimeter
Render surface for imperfections and finish with BAG coat ready for selected finish
Selected Slip Resistant floor tiles on 1:100 fall away from entry
Single layer DPM of polyethylene not less than 0.25 mm thick
Surface blinded with sand to a nominal minimum thickness of 5 mm or a maximum thickness of 25 mm
Granular fill material complying with NZS 3604: 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.

1 Typical Door with 20mm Cavity Cladding Foundation Detail to Patio
1 : 5 @A3

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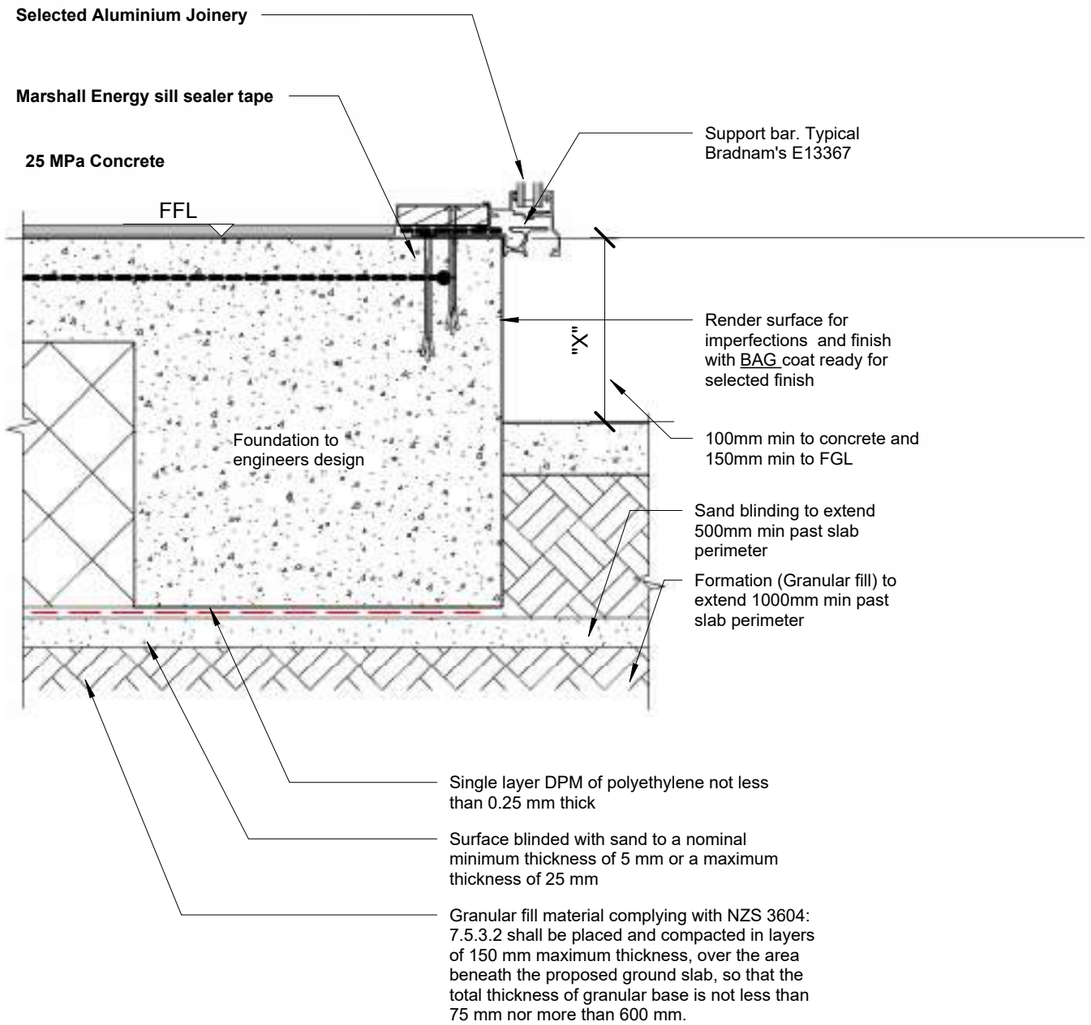
Selected Aluminium Joinery
Marshall Energy sill sealer tape
25 MPa Concrete
FFL
Support bar. Typical Bradnam's E13367
"X"
Render surface for imperfections and finish with BAG coat ready for selected finish
Foundation to engineers design
100mm min to concrete and 150mm min to FGL
Sand blinding to extend 500mm min past slab perimeter
Formation (Granular fill) to extend 1000mm min past slab perimeter
Single layer DPM of polyethylene not less than 0.25 mm thick
Surface blinded with sand to a nominal minimum thickness of 5 mm or a maximum thickness of 25 mm
Granular fill material complying with NZS 3604: 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.

1 Typical Window at 20mm Cavity Cladding Foundation Detail
1 : 5 @A3

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POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 5

JOB # 17
DRAWING NO. A9-06
REV. BC

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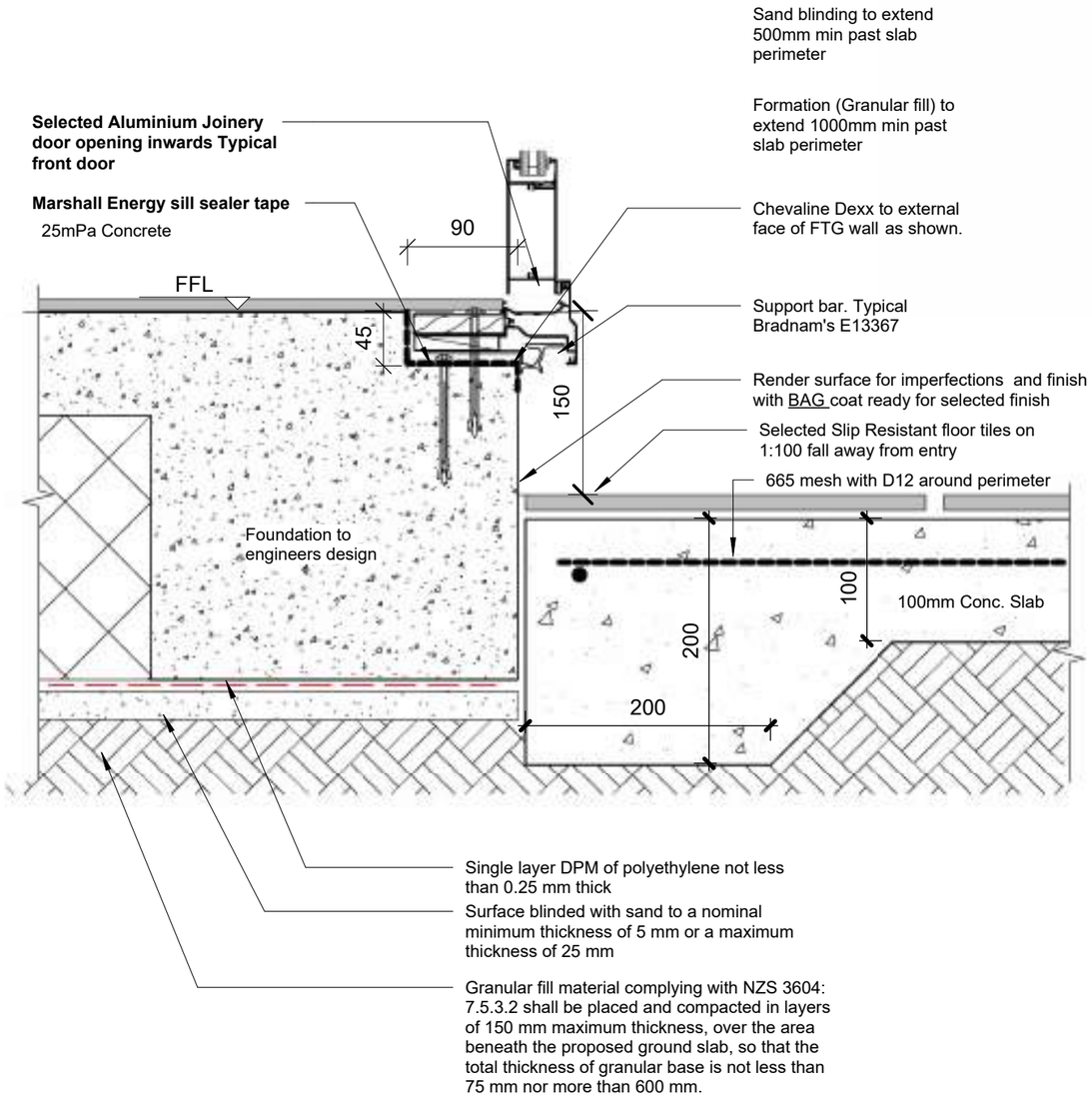
Sand blinding to extend 500mm min past slab perimeter
Formation (Granular fill) to extend 1000mm min past slab perimeter
Selected Aluminium Joinery door opening inwards Typical front door
Marshall Energy sill sealer tape
25mPa Concrete
90
Chevaline Dexx to external face of FTG wall as shown.
FFL
45
Support bar. Typical Bradnam's E13367
150
Render surface for imperfections and finish with BAG coat ready for selected finish
Selected Slip Resistant floor tiles on 1:100 fall away from entry
665 mesh with D12 around perimeter
Foundation to engineers design
100
100mm Conc. Slab
200
200
Single layer DPM of polyethylene not less than 0.25 mm thick
Surface blinded with sand to a nominal minimum thickness of 5 mm or a maximum thickness of 25 mm
Granular fill material complying with NZS 3604: 7.5.3.2 shall be placed and compacted in layers of 150 mm maximum thickness, over the area beneath the proposed ground slab, so that the total thickness of granular base is not less than 75 mm nor more than 600 mm.

1 Typical Front Door at 20mm Cavity Cladding Foundation Detail
1 : 5 @A3

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DRAWING TITLE
Foundation Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 5

JOB #	DRAWING NO.	REV.
17	A9-07	BC

BCO10364646 Received by Auckland Council 16/03/2023

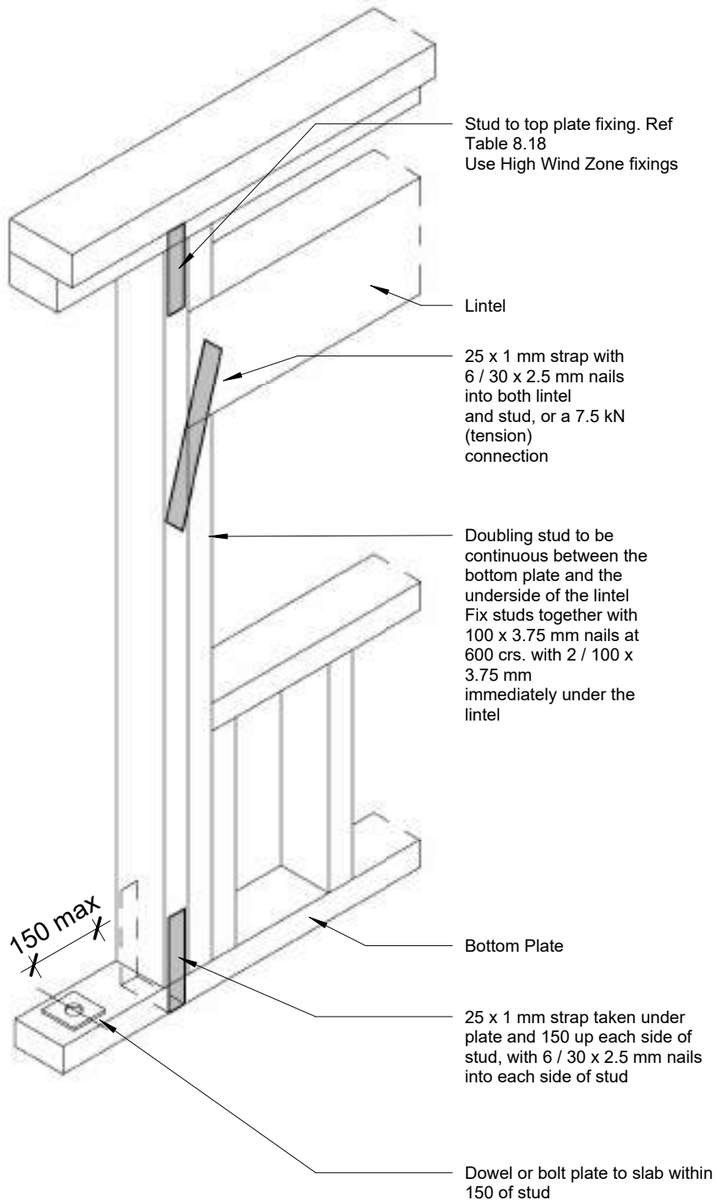

Stud to top plate fixing. Ref Table 8.18
Use High Wind Zone fixings
Lintel
25 x 1 mm strap with 6 / 30 x 2.5 mm nails into both lintel and stud, or a 7.5 kN (tension) connection
Doubling stud to be continuous between the bottom plate and the underside of the lintel
Fix studs together with 100 x 3.75 mm nails at 600 crs. with 2 / 100 x 3.75 mm immediately under the lintel
150 max
Bottom Plate
25 x 1 mm strap taken under plate and 150 up each side of stud, with 6 / 30 x 2.5 mm nails into each side of stud
Dowel or bolt plate to slab within 150 of stud

Fig 8.12

1 Lintel to Stud Detail1
1 : 10 @A3

LUMBERLOK®

STUD TO TOP PLATE FIXING SCHEDULE

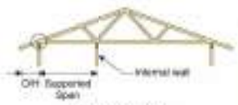
ALTERNATIVE TO TABLE 8.18 NZS 3604:2011

NOTE:

- All fixings are designed to resist vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist lateral loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- Gable end wall top plate/stud connections where the adjacent rafter/truss is located within 1200mm of gable end wall with a maximum verge overhang of 750mm, requires fixing type A as shown below.
- All fixings assume top plate thickness of 45mm maximum.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011.

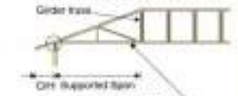
LOADED DIMENSION DEFINITION

External wall
Standard truss



External wall
Internally supported truss

External wall
Rafter roof



External wall
Jack truss

Internal wall
Internally supported truss
(overhang dimension does not apply)

EXTERNAL WALL
LOADED DIMENSION = $\frac{\text{SUPPORTED SPAN}}{2}$ + O/H

INTERNAL WALL
LOADED DIMENSION = $\frac{\text{TOTAL SPAN}}{2}$

Multiple internal walls
(overhang dimension does not apply)

MULTIPLE INTERNAL WALL
LOADED DIMENSION FOR
WALL A = $\frac{a}{2}$
WALL B = $\frac{b}{2}$

FIXING SELECTION CHART

(Suitable for walls supporting roof members at 600, 900 or 1200mm crs.)

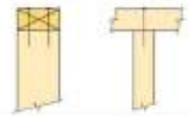
Wind Zones L, M, H, VH, EH, as per NZS 3604:2011

Loaded Dimension (m) Stud Centres			Light Roof Wind Zone
300mm	400mm	600mm	H
3.0	2.3	1.5	B
4.0	3.0	2.0	B
5.0	3.8	2.5	B
6.0	4.5	3.0	B
7.0	5.3	3.5	B
8.0	6.0	4.0	B
9.0	6.8	4.5	B
10.0	7.5	5.0	B
11.0	8.3	5.5	B
12.0	9.0	6.0	B

FIXING OPTIONS

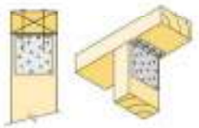
FIXING TYPE A 0.7 kN

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



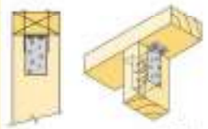
FIXING TYPE B 4.7 kN CHOOSE ANY OF THE 3 OPTIONS BELOW

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
6kN Stud Anchor
(CPC80)

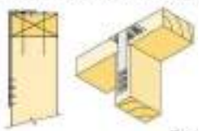
2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
2 x LUMBERLOK
CPC40

Recommended for internal wall options to avoid lining issues

2 x 90mm x 3.15 dia. plain steel wire nails driven vertically into stud.



Plus
LUMBERLOK
Stud Strap
(one face only)

Note:
To calculate the number of B type fixings required, divide the wall length by the stud centres, add 1 to this figure and locate this number of fixings as evenly as possible along the wall length. This figure includes the start and end studs in each wall length.

BC

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REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2023.01.25	BC	ACC	GJO

NOTE:
Do not scale from the drawings
All dimensions to be confirmed

DRAWING TITLE
Wall Framing Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
As indicated

JOB # 17
DRAWING NO. A10-01
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023

LUMBERLOK

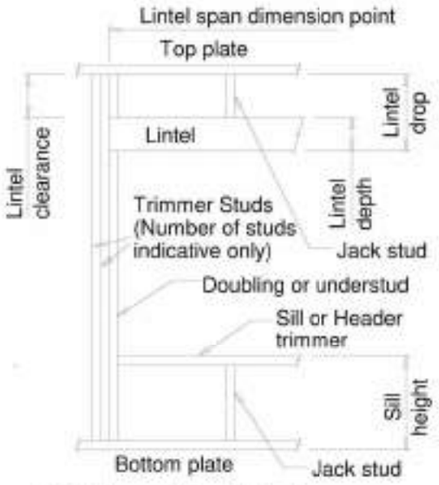
LINTEL FIXING SCHEDULE

ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12
NZS 3604:2011

NOTE:

- All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- Wall framing arrangements under girder trusses are not covered in this schedule.
- All timber selections are as per NZS 3604:2011

DEFINITIONS



Lintel Supporting Girder Trusses:

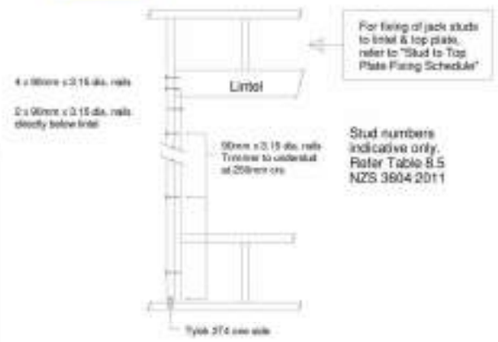
Roof Tributary Area	Light Roof Wind Zone L, M, H
8.6 m²	G
11.6 m²	G
12.1 m²	G
15.3 m²	H
19.1 m²	H
20.9 m²	H
21.8 m²	H
34.3 m²	-

Notes:
1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by Lintel)
2) Assumed girder truss is at mid-span or middle third span of lintel
3) Use similar fixings for both ends of lintel
4) All other cases require specific engineering design.

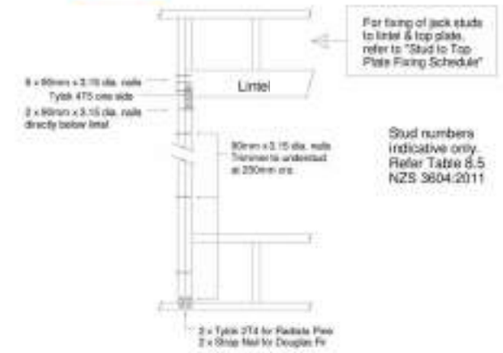
SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.0 NZS 3604:2011)	Light Roof Wind Zone H
1.0	2.0	E
	3.0	F
	4.0	F
	5.0	F
	6.0	F
1.2	2.0	F
	3.0	F
	4.0	F
	5.0	F
	6.0	G
1.5	2.0	F
	3.0	F
	4.0	F
	5.0	G
	6.0	G
2.0	2.0	F
	3.0	F
	4.0	G
	5.0	G
	6.0	G
2.4	2.0	F
	3.0	G
	4.0	G
	5.0	G
	6.0	H
3.0	2.0	F
	3.0	G
	4.0	G
	5.0	H
	6.0	H
3.6	2.0	G
	3.0	G
	4.0	H
	5.0	H
	6.0	H
4.2	2.0	G
	3.0	H
	4.0	H
	5.0	H
	6.0	-
4.5	2.0	G
	3.0	H
	3.4	H
	4.0	H
	5.0	-
	6.0	-
4.8	2.0	G
	3.0	H
	3.2	H
	4.0	H
	5.0	-
	6.0	-
5.1	2.0	G
	3.0	H
	3.5	H
	4.0	H
	5.0	-
	6.0	-
5.4	2.0	G
	2.8	H
	3.0	H
	4.0	H
	5.0	-
	6.0	-

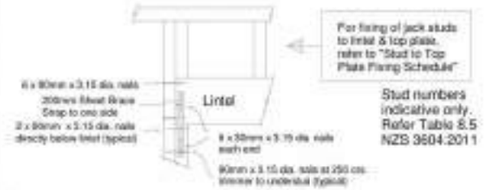
TYPE E 1.4kN

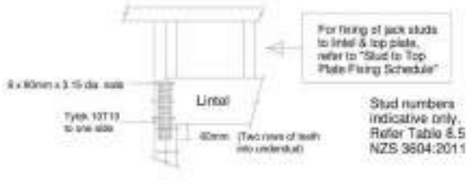

For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule"
Lintel
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

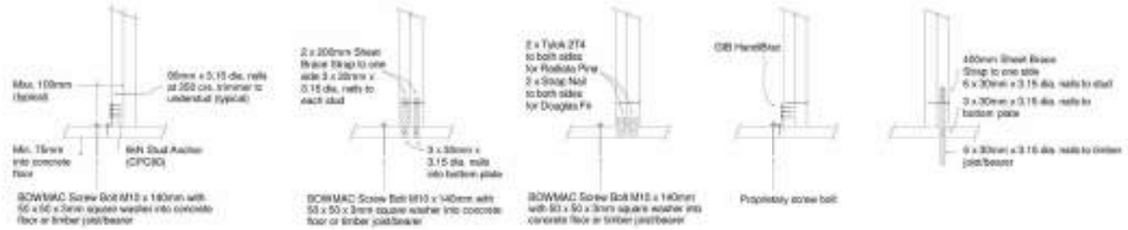
TYPE F 4.0kN


For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule"
Lintel
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

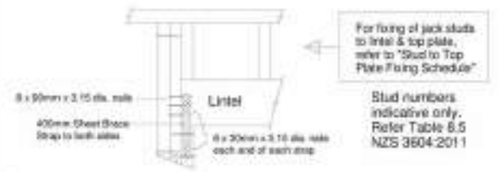
TYPE G 7.5kN

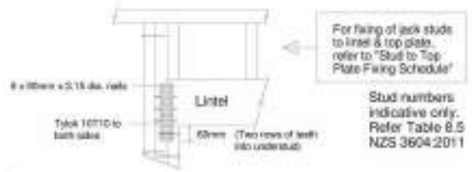

For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule"
Lintel
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011


For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule"
Lintel
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011


BOWMAC Screw Bolt M10 x 140mm with 50 x 50 x 3mm square washer into concrete floor or timber joist/bearer
BOWMAC Screw Bolt M10 x 140mm with 50 x 50 x 3mm square washer into concrete floor or timber joist/bearer
BOWMAC Screw Bolt M10 x 140mm with 50 x 50 x 3mm square washer into concrete floor or timber joist/bearer
Proprietary screw bolt

TYPE H 13.5kN


For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule"
Lintel
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011


For fixing of jack studs to lintel & top plate, refer to "Stud to Top Plate Fixing Schedule"
Lintel
Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

BOWMAC Screw Bolt M10 x 140mm with 50 x 50 x 3mm square washer into concrete floor or timber joist/bearer
BOWMAC Screw Bolt M10 x 140mm with 50 x 50 x 3mm square washer into concrete floor or timber joist/bearer
Proprietary screw bolt

BC

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NOTE:
Do not scale from the drawings
All dimensions to be confirmed

DRAWING TITLE
Wall Framing Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 50

JOB # 17
DRAWING NO. A10-02
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023

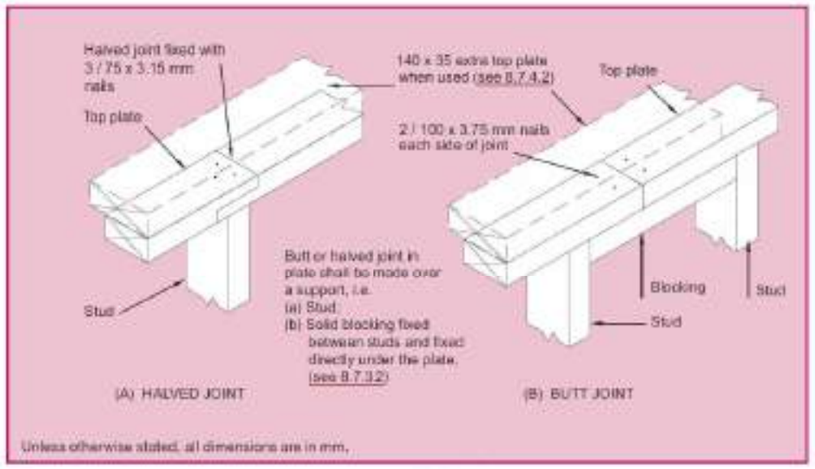
Halved joint fixed with 3 / 75 x 3.15 mm nails
Top plate
Stud
140 x 35 extra top plate when used (see 8.7.4.2)
2 / 100 x 3.75 mm nails each side of joint
Top plate
Blocking
Stud
Stud
Butt or halved joint in plate shall be made over a support, i.e.
(a) Stud;
(b) Solid blocking fixed between studs and fixed directly under the plate, (see 8.7.3.2)
(A) HALVED JOINT
(B) BUTT JOINT
Unless otherwise stated, all dimensions are in mm.

Figure 8.14 – Connecting top plates – Walls not containing bracing (see 8.7.3.2)

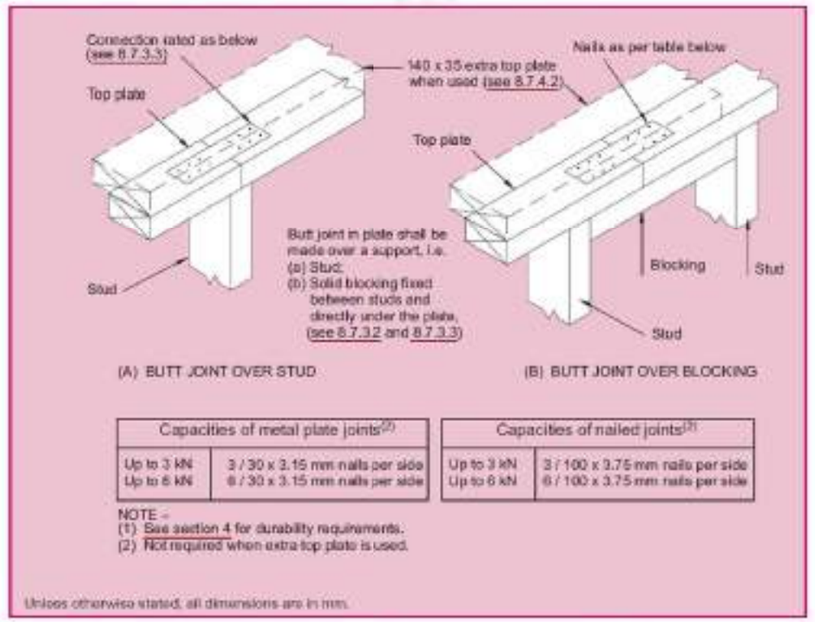
Connection rated as below (see 8.7.3.3)
Top plate
Stud
140 x 35 extra top plate when used (see 8.7.4.2)
Nails as per table below
Top plate
Blocking
Stud
Stud
Butt joint in plate shall be made over a support, i.e.
(a) Stud;
(b) Solid blocking fixed between studs and directly under the plate, (see 8.7.3.2 and 8.7.3.3)
(A) BUTT JOINT OVER STUD
(B) BUTT JOINT OVER BLOCKING
Capacities of metal plate joints(2)
Up to 3 kN | 3 / 30 x 3.15 mm nails per side
Up to 6 kN | 6 / 30 x 3.15 mm nails per side
Capacities of nailed joints(2)
Up to 3 kN | 3 / 100 x 3.75 mm nails per side
Up to 6 kN | 6 / 100 x 3.75 mm nails per side
NOTE –
(1) See section 4 for durability requirements.
(2) Not required when extra top plate is used.
Unless otherwise stated, all dimensions are in mm.

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)

BC

1 Top Plate In-Line Connection
1 : 10 @A3

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NOTE:
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All dimensions to be confirmed

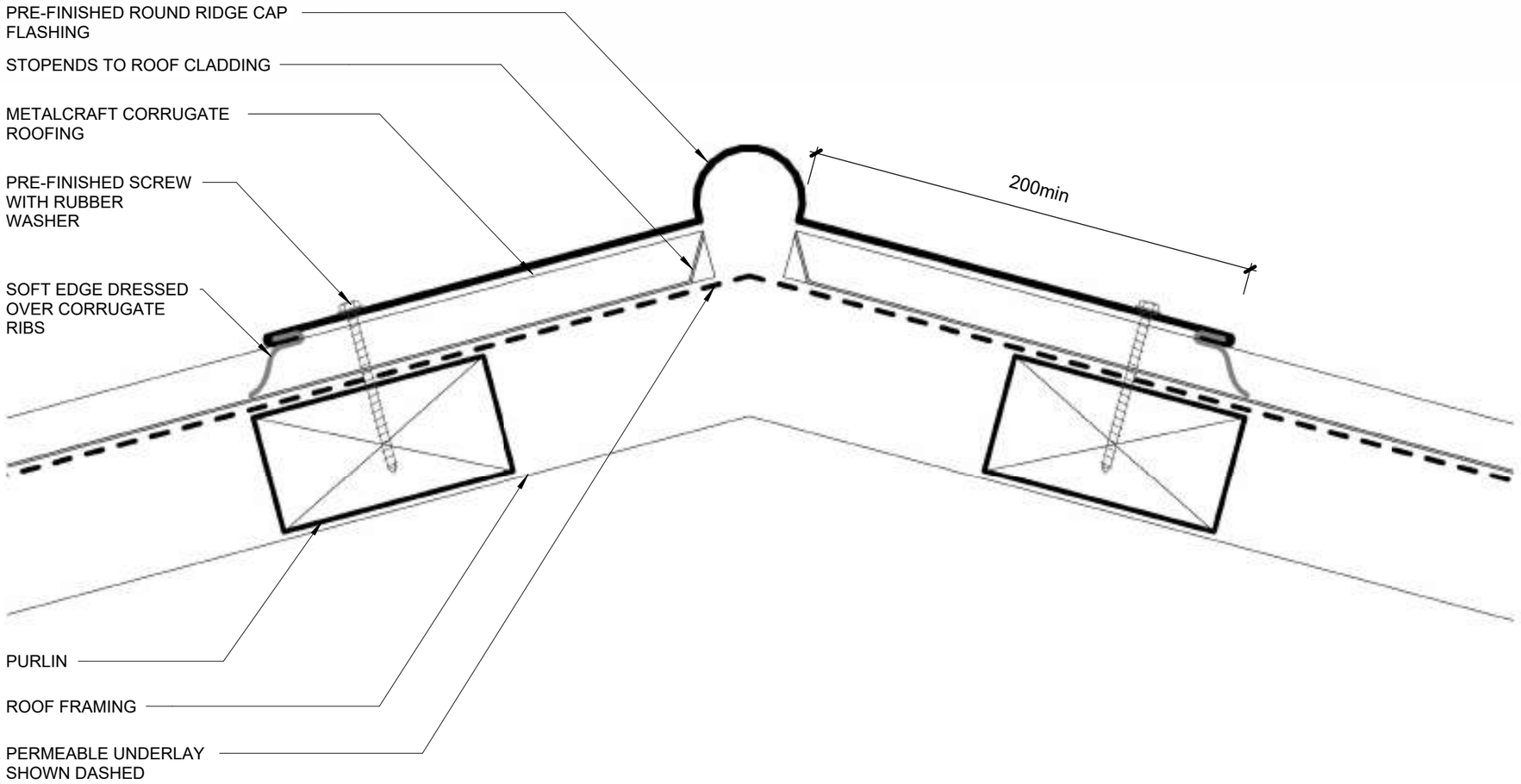
DRAWING TITLE
Wall Framing Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 10

JOB #	DRAWING NO.	REV.
17	A10-03	BC

BCO10364646 Received by Auckland Council 16/03/2023



BC

1 02 ROOF RIDGE
1 : 2 @A3

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REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
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NOTE:
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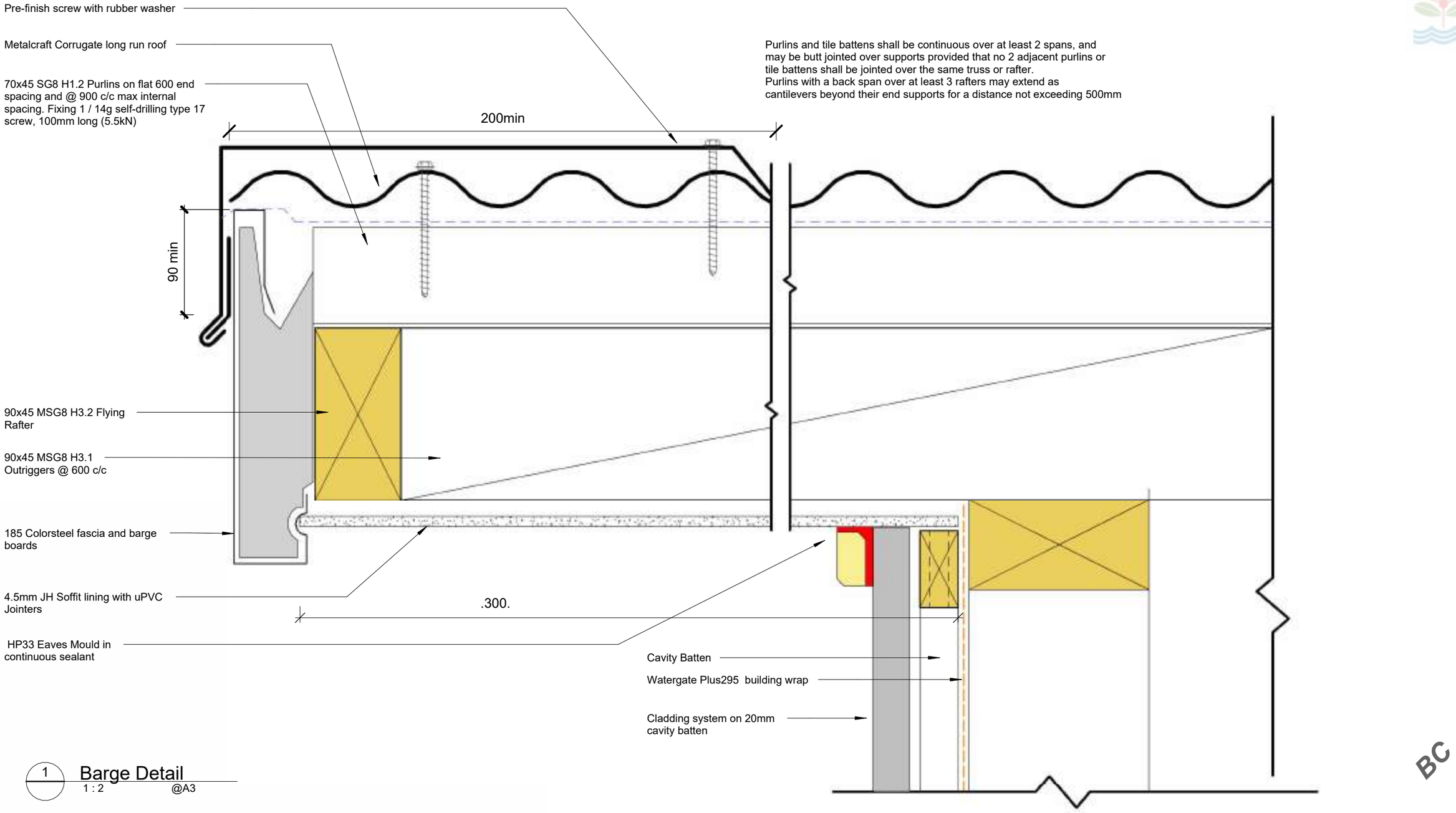
DRAWING TITLE
Roof Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 2

JOB #	DRAWING NO.	REV.
17	A11-01	BC

BCO10364646 Received by Auckland Council 16/03/2023


Pre-finish screw with rubber washer
Metalcraft Corrugate long run roof
70x45 SG8 H1.2 Purlins on flat 600 end spacing and @ 900 c/c max internal spacing. Fixing 1 / 14g self-drilling type 17 screw, 100mm long (5.5kN)
Purlins and tile battens shall be continuous over at least 2 spans, and may be butt jointed over supports provided that no 2 adjacent purlins or tile battens shall be jointed over the same truss or rafter.
Purlins with a back span over at least 3 rafters may extend as cantilevers beyond their end supports for a distance not exceeding 500mm
200min
90 min
90x45 MSG8 H3.2 Flying Rafter
90x45 MSG8 H3.1 Outriggers @ 600 c/c
185 Colorsteel fascia and barge boards
4.5mm JH Soffit lining with uPVC Jointers
.300.
HP33 Eaves Mould in continuous sealant
Cavity Batten
Watergate Plus295 building wrap
Cladding system on 20mm cavity batten

1 Barge Detail
1 : 2 @A3

BC

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POHUTUKAWA CONSTRUCTION LIMITED
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61 Eighth View Avenue,
Beachlands, Auckland, 2018 , New Zealand

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NOTE:
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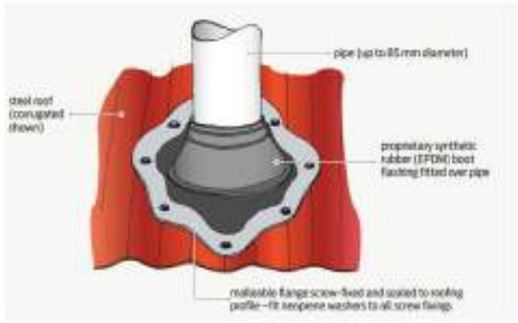
DRAWING TITLE
Roof Details

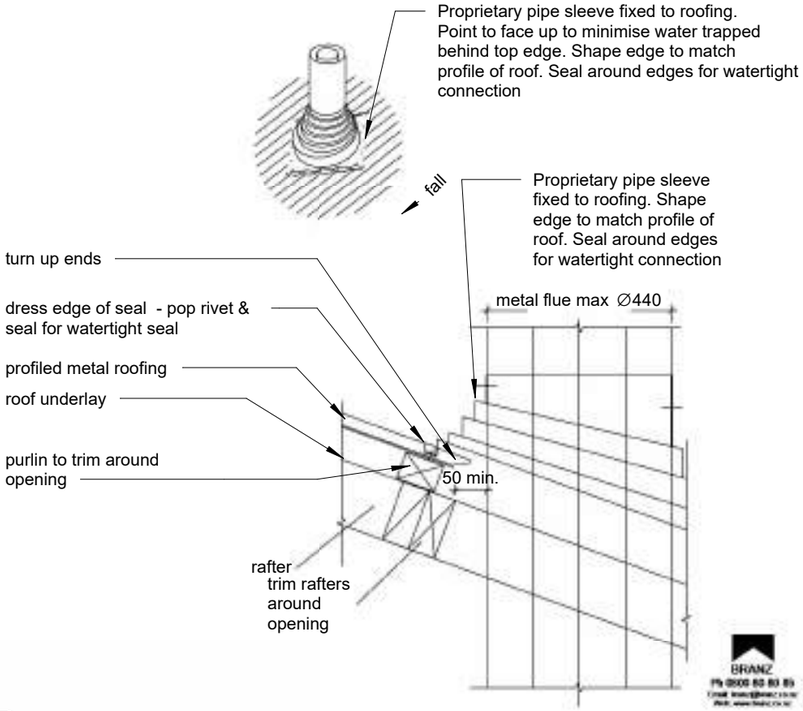
CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 2

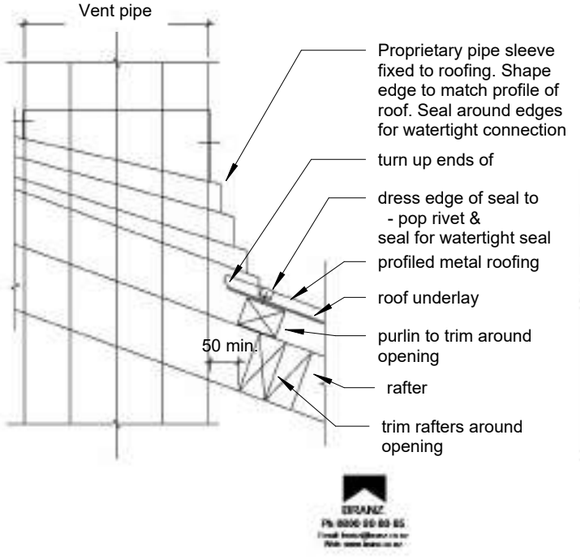
JOB #	DRAWING NO.	REV.
17	A11-03	BC

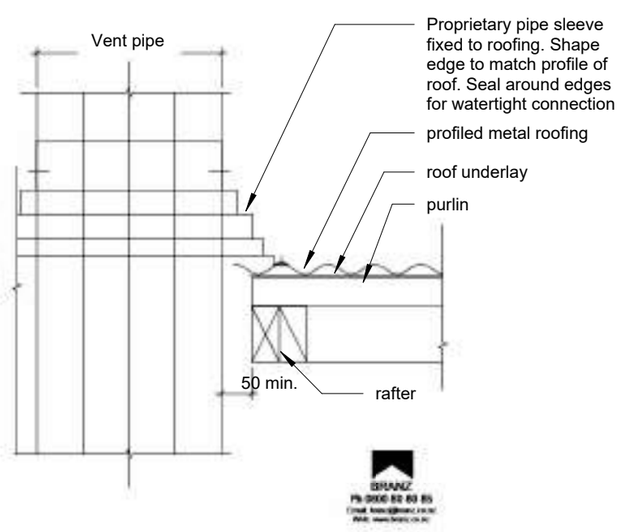
BCO10364646 Received by Auckland Council 16/03/2023


steel roof (corrugated /trough)
pipe (up to 85 mm diameter)
proprietary synthetic rubber (EPDM) boot flashing fitted over pipe
malleable flange screw-fixed and sealed to roofing profile – fit neoprene washers to all screw fixings


Proprietary pipe sleeve fixed to roofing. Point to face up to minimise water trapped behind top edge. Shape edge to match profile of roof. Seal around edges for watertight connection
fall
Proprietary pipe sleeve fixed to roofing. Shape edge to match profile of roof. Seal around edges for watertight connection
turn up ends
dress edge of seal - pop rivet & seal for watertight seal
profiled metal roofing
roof underlay
purlin to trim around opening
metal flue max ∅440
50 min.
rafter
trim rafters around opening
BRANZ

3 Roof Penetration Detail
1 : 10 @A3


Vent pipe
Proprietary pipe sleeve fixed to roofing. Shape edge to match profile of roof. Seal around edges for watertight connection
turn up ends of
dress edge of seal to - pop rivet & seal for watertight seal
profiled metal roofing
roof underlay
purlin to trim around opening
rafter
trim rafters around opening
50 min.
BRANZ



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POHUTUKAWA CONSTRUCTION LTD.
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NOTE:
Do not scale from the drawings
All dimensions to be confirmed

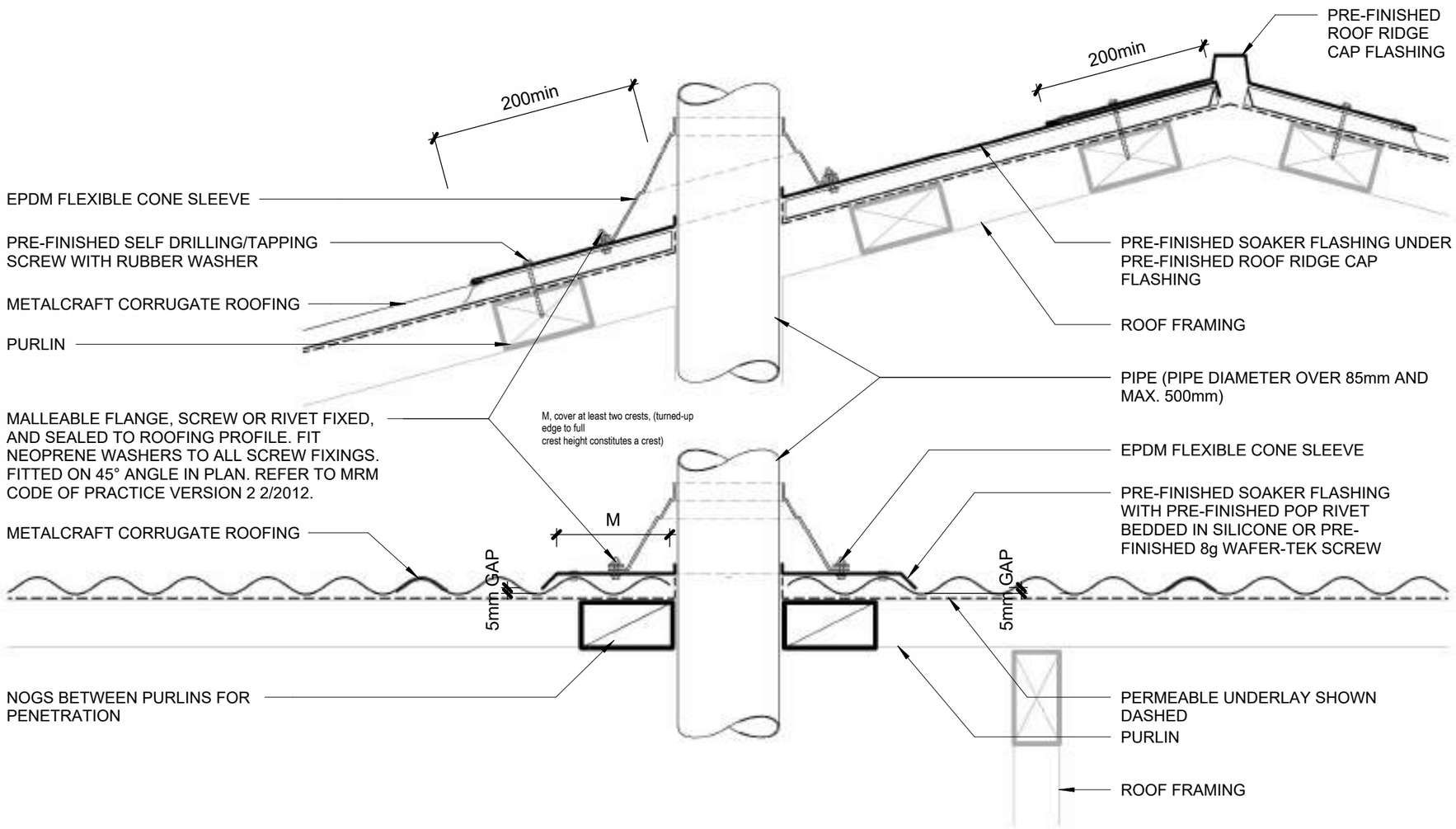
DRAWING TITLE
Roof Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 10

JOB # 17
DRAWING NO. A11-04
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023


200min
200min
PRE-FINISHED ROOF RIDGE CAP FLASHING
EPDM FLEXIBLE CONE SLEEVE
PRE-FINISHED SELF DRILLING/TAPPING SCREW WITH RUBBER WASHER
METALCRAFT CORRUGATE ROOFING
PURLIN
PRE-FINISHED SOAKER FLASHING UNDER PRE-FINISHED ROOF RIDGE CAP FLASHING
ROOF FRAMING
PIPE (PIPE DIAMETER OVER 85mm AND MAX. 500mm)
MALLEABLE FLANGE, SCREW OR RIVET FIXED, AND SEALED TO ROOFING PROFILE. FIT NEOPRENE WASHERS TO ALL SCREW FIXINGS. FITTED ON 45° ANGLE IN PLAN. REFER TO MRM CODE OF PRACTICE VERSION 2 2/2012.
M, cover at least two crests, (turned-up edge to full crest height constitutes a crest)
EPDM FLEXIBLE CONE SLEEVE
PRE-FINISHED SOAKER FLASHING WITH PRE-FINISHED POP RIVET BEDDED IN SILICONE OR PRE-FINISHED 8g WAFER-TEK SCREW
M
METALCRAFT CORRUGATE ROOFING
5mm GAP
5mm GAP
NOGS BETWEEN PURLINS FOR PENETRATION
PERMEABLE UNDERLAY SHOWN DASHED
PURLIN
ROOF FRAMING

BC

1 17 OVER 85mm DIAMETER PIPE PENETRATION
1 : 5 @A3

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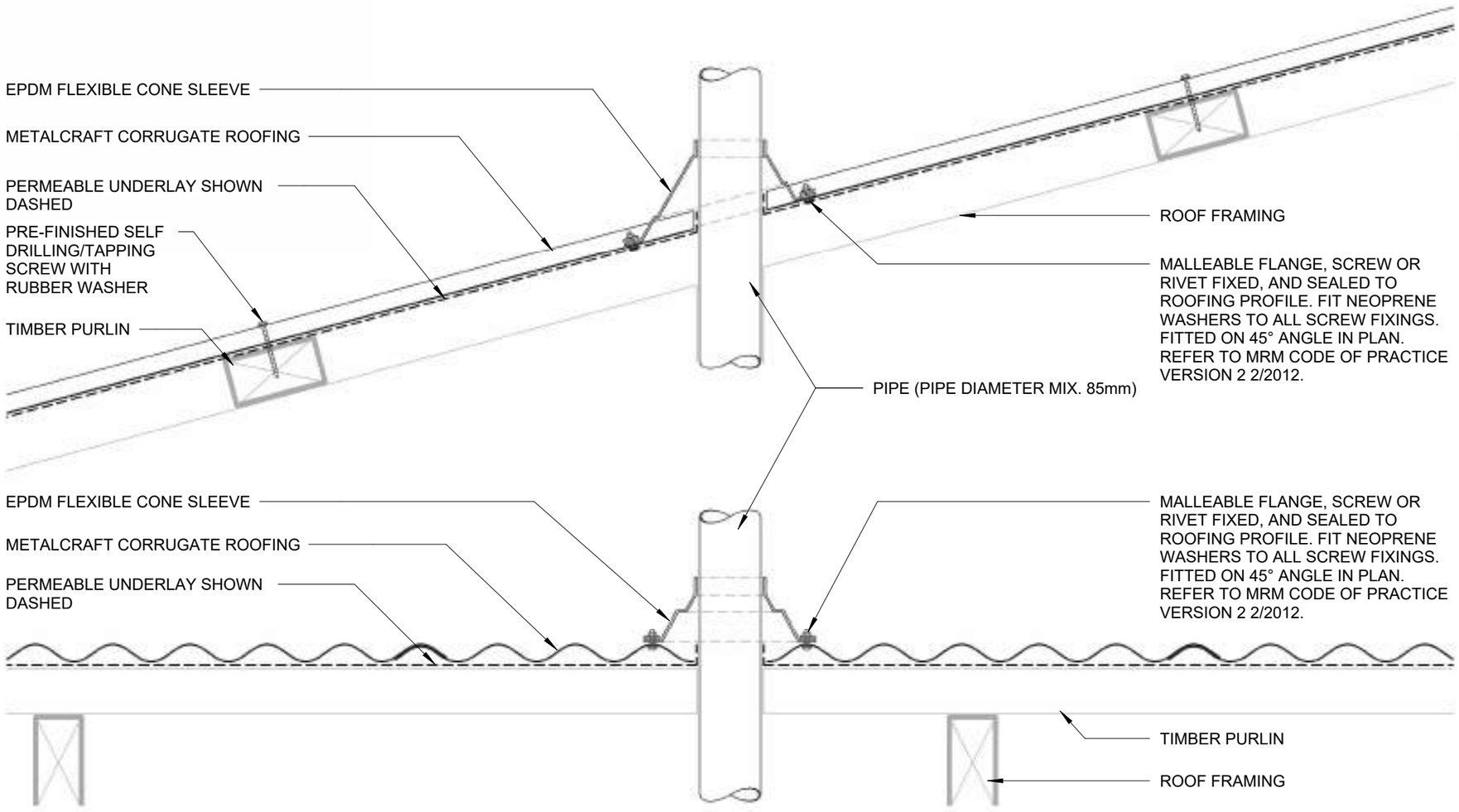
CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

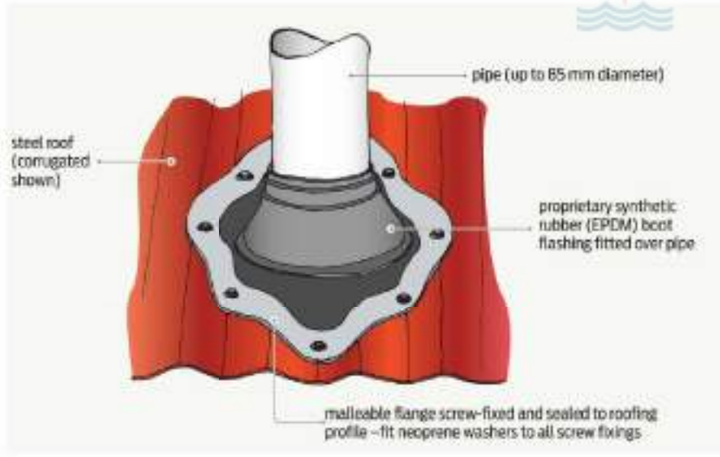
SCALE @ A3
1 : 5

JOB # 17
DRAWING NO. A11-07
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023


EPDM FLEXIBLE CONE SLEEVE
METALCRAFT CORRUGATE ROOFING
PERMEABLE UNDERLAY SHOWN DASHED
PRE-FINISHED SELF DRILLING/TAPPING SCREW WITH RUBBER WASHER
TIMBER PURLIN
ROOF FRAMING
MALLEABLE FLANGE, SCREW OR RIVET FIXED, AND SEALED TO ROOFING PROFILE. FIT NEOPRENE WASHERS TO ALL SCREW FIXINGS. FITTED ON 45° ANGLE IN PLAN. REFER TO MRM CODE OF PRACTICE VERSION 2 2/2012.
PIPE (PIPE DIAMETER MIX. 85mm)
EPDM FLEXIBLE CONE SLEEVE
METALCRAFT CORRUGATE ROOFING
PERMEABLE UNDERLAY SHOWN DASHED
MALLEABLE FLANGE, SCREW OR RIVET FIXED, AND SEALED TO ROOFING PROFILE. FIT NEOPRENE WASHERS TO ALL SCREW FIXINGS. FITTED ON 45° ANGLE IN PLAN. REFER TO MRM CODE OF PRACTICE VERSION 2 2/2012.
TIMBER PURLIN
ROOF FRAMING

1 16 MAX.85mm DIAMETER PIPE PENETRATION
1 : 5 @A3


pipe (up to 85 mm diameter)
steel roof (corrugated shown)
proprietary synthetic rubber (EPDM) boot flashing fitted over pipe
malleable flange screw-fixed and sealed to roofing profile – fit neoprene washers to all screw fixings

Vent Through Roof Detail

2 Vent Through Roof Detail
1 : 10 @A3

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POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
As indicated

JOB #	DRAWING NO.	REV.
17	A11-08	BC

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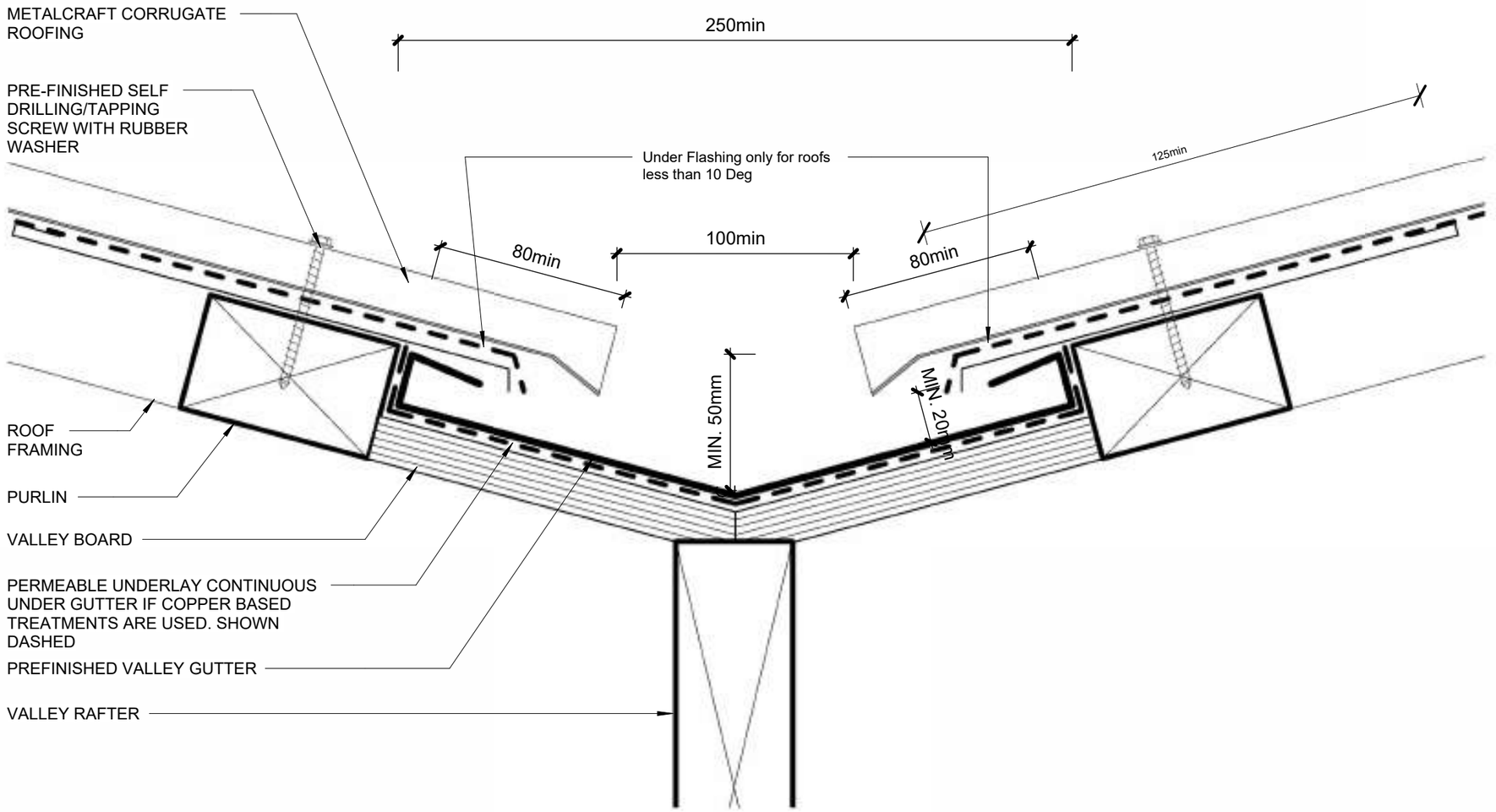

1 04 ROOF VALLEY
1 : 2 @A3

BC

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Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 2

JOB #	DRAWING NO.	REV.
17	A11-09	BC

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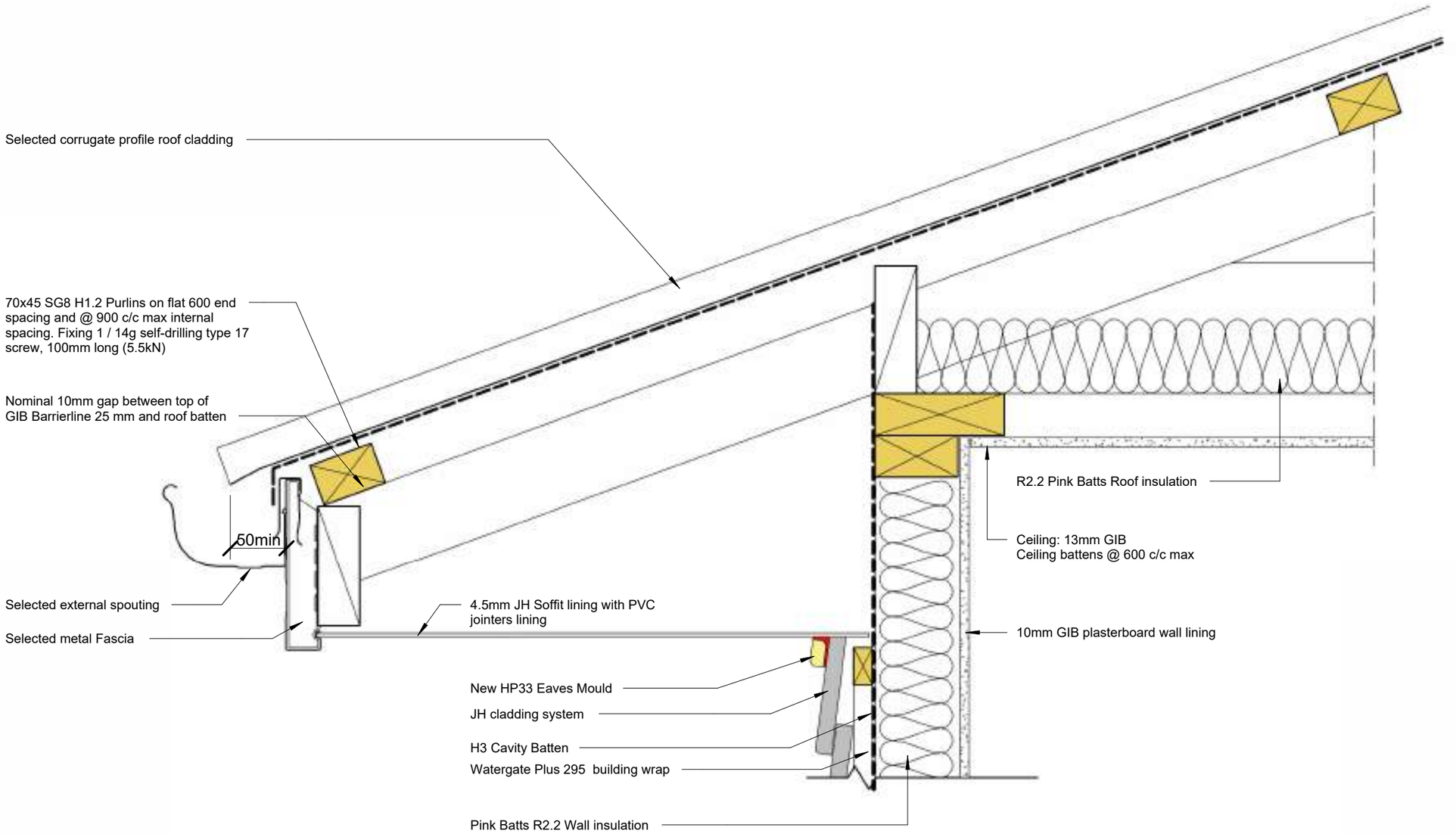
Selected corrugate profile roof cladding
70x45 SG8 H1.2 Purlins on flat 600 end spacing and @ 900 c/c max internal spacing. Fixing 1 / 14g self-drilling type 17 screw, 100mm long (5.5kN)
Nominal 10mm gap between top of GIB Barrierline 25 mm and roof batten
50min
Selected external spouting
Selected metal Fascia
4.5mm JH Soffit lining with PVC jointers lining
R2.2 Pink Batts Roof insulation
Ceiling: 13mm GIB
Ceiling battens @ 600 c/c max
10mm GIB plasterboard wall lining
New HP33 Eaves Mould
JH cladding system
H3 Cavity Batten
Watergate Plus 295 building wrap
Pink Batts R2.2 Wall insulation

1 Eave Detail 3
1 : 5 @A3

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POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 5

JOB # 17
DRAWING NO. A11-11
REV. BC

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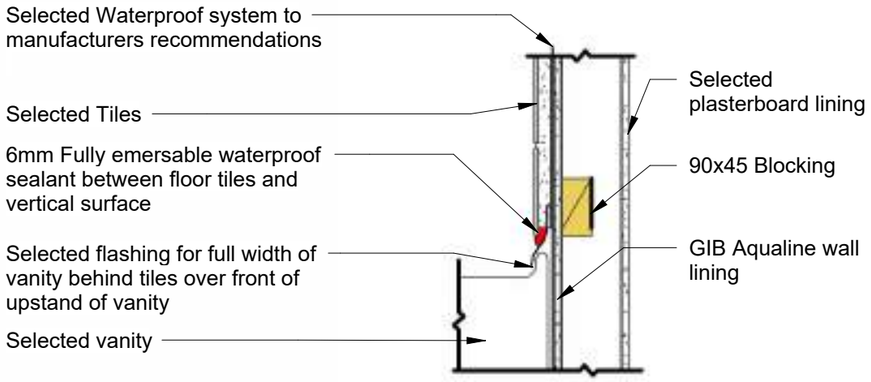
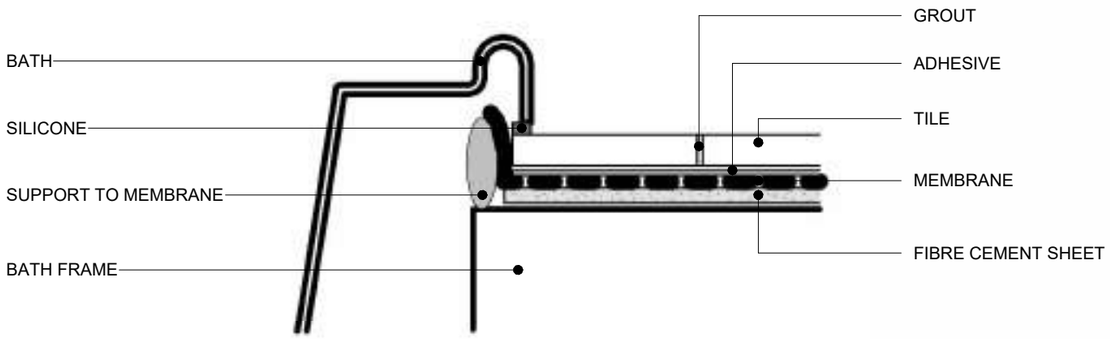
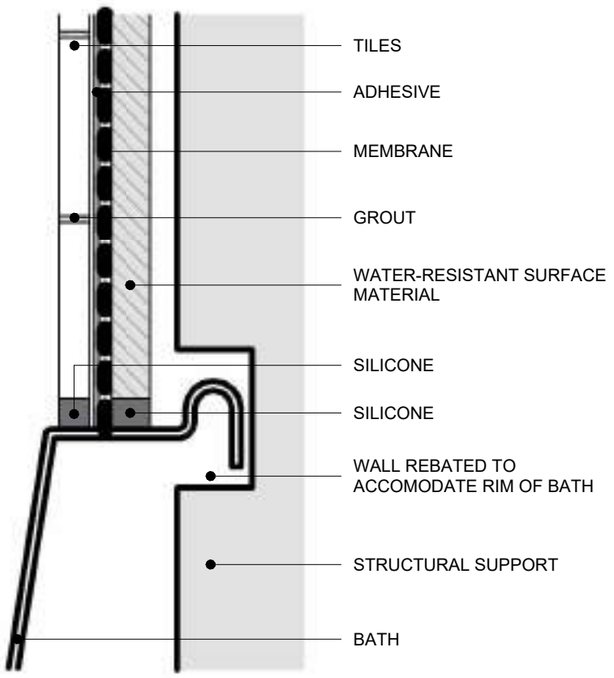

Selected Waterproof system to manufacturers recommendations
Selected Tiles
6mm Fully emersable waterproof sealant between floor tiles and vertical surface
Selected flashing for full width of vanity behind tiles over front of upstand of vanity
Selected vanity
Selected plasterboard lining
90x45 Blocking
GIB Aqualine wall lining

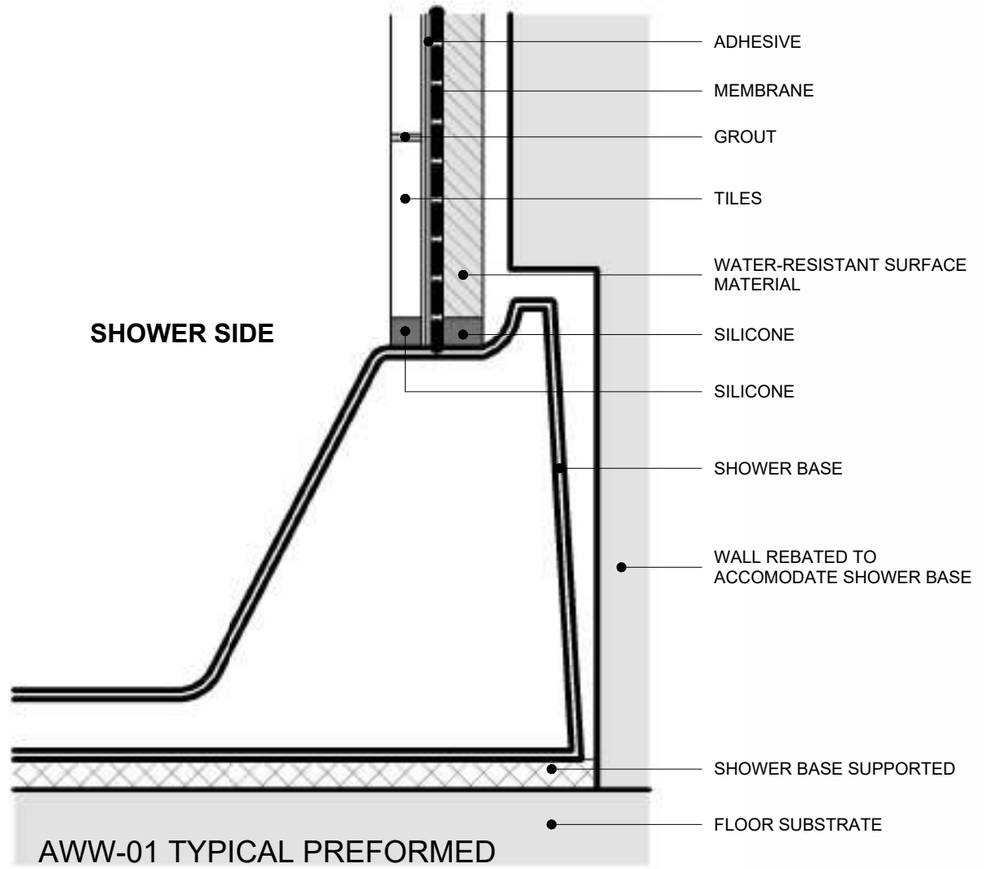
2 Vanity To Wall Detail1
1 : 10 @A3



3 AWW-05 BATH WITH RIM
1 : 2 @A3



1 AWW-03 BATH/WALL JUNCTION - RECESSED
1 : 2 @A3



4 AWW-01 TYPICAL PREFORMED SHOWER BASE WALL/FLOOR JUNCTION
1 : 2 @A3

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Stage 7 Lot 228

SCALE @ A3
As indicated

JOB # 17
DRAWING NO. A12-01
REV. BC

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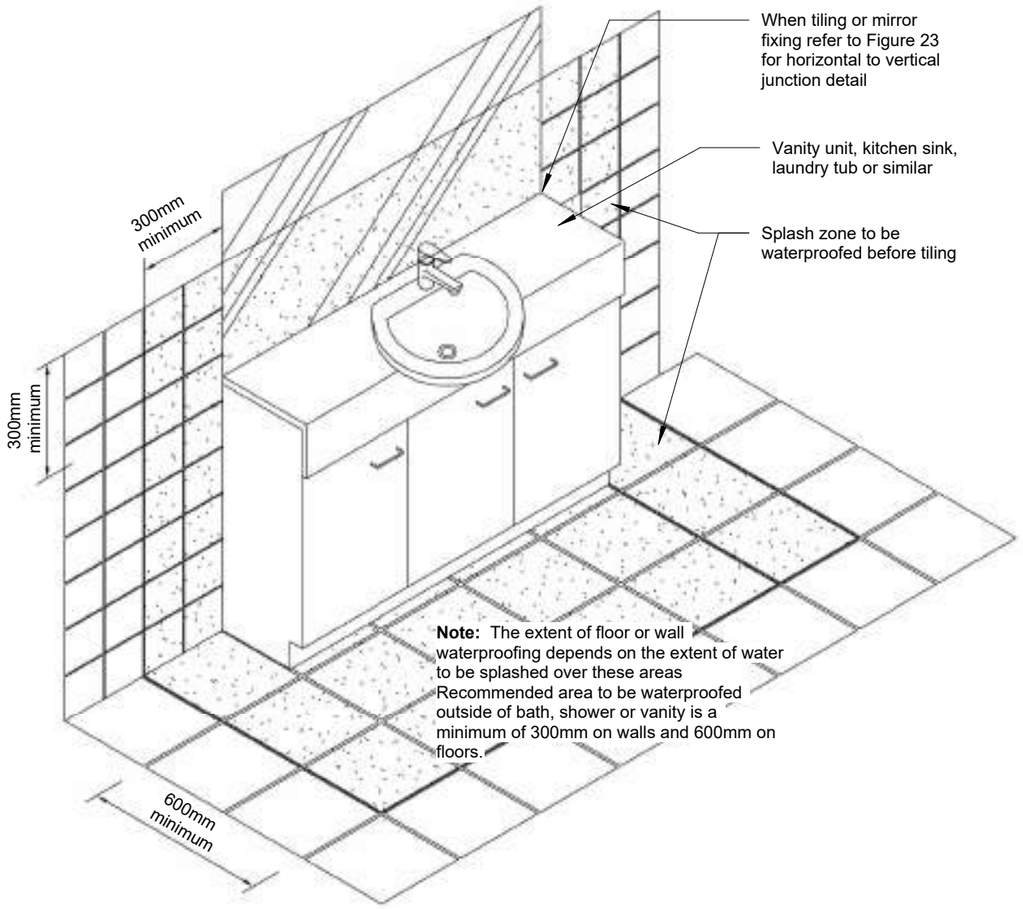
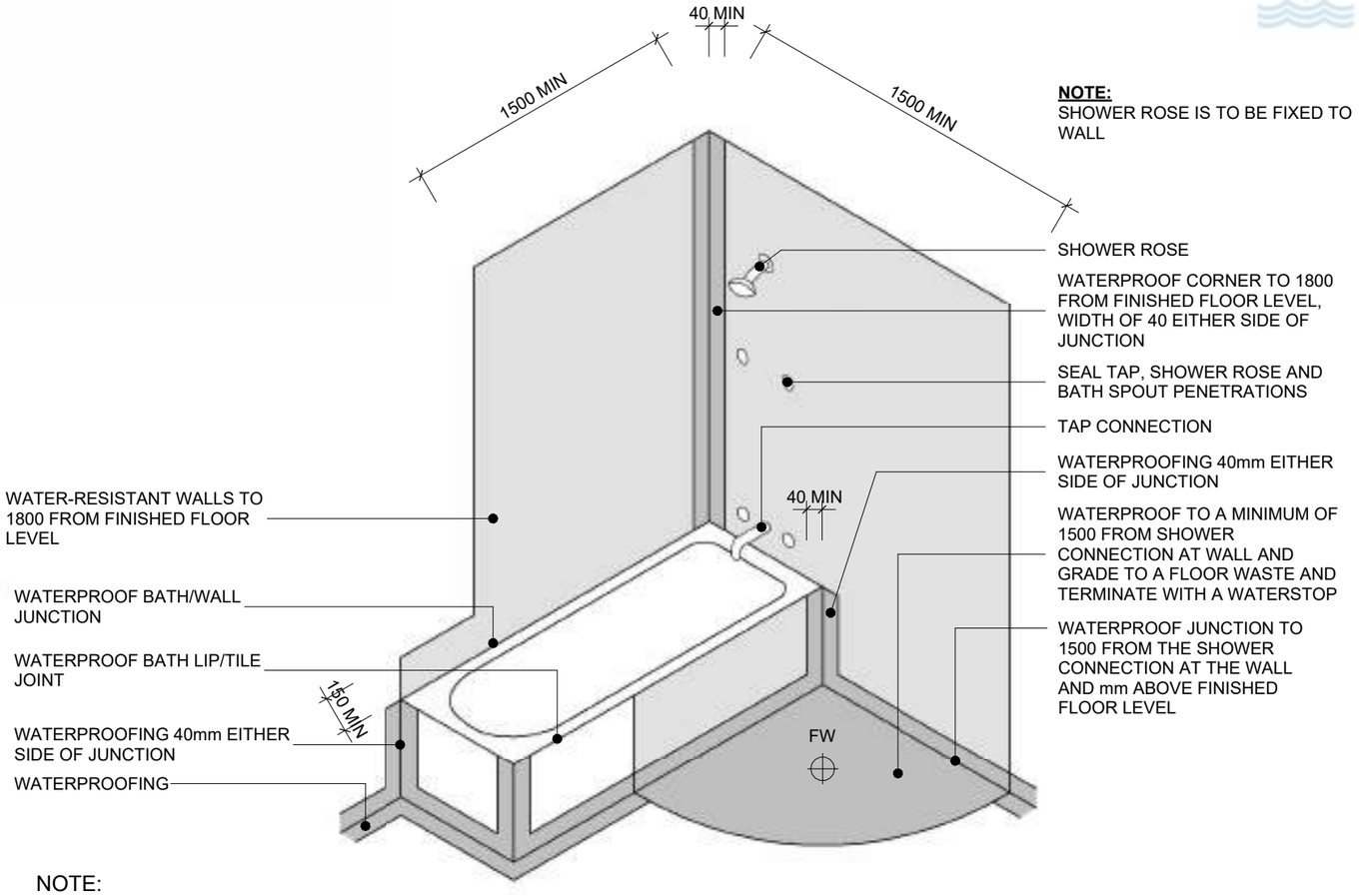

When tiling or mirror fixing refer to Figure 23 for horizontal to vertical junction detail
Vanity unit, kitchen sink, laundry tub or similar
Splash zone to be waterproofed before tiling
300mm minimum
300mm minimum
600mm minimum
Note: The extent of floor or wall waterproofing depends on the extent of water to be splashed over these areas
Recommended area to be waterproofed outside of bath, shower or vanity is a minimum of 300mm on walls and 600mm on floors.

2 Sealing around splash zones (vanities)2
1 : 20 @A3


40 MIN
1500 MIN
1500 MIN
NOTE:
SHOWER ROSE IS TO BE FIXED TO WALL
SHOWER ROSE
WATERPROOF CORNER TO 1800 FROM FINISHED FLOOR LEVEL, WIDTH OF 40 EITHER SIDE OF JUNCTION
SEAL TAP, SHOWER ROSE AND BATH SPOUT PENETRATIONS
TAP CONNECTION
WATERPROOFING 40mm EITHER SIDE OF JUNCTION
WATERPROOF TO A MINIMUM OF 1500 FROM SHOWER CONNECTION AT WALL AND GRADE TO A FLOOR WASTE AND TERMINATE WITH A WATERSTOP
WATERPROOF JUNCTION TO 1500 FROM THE SHOWER CONNECTION AT THE WALL AND mm ABOVE FINISHED FLOOR LEVEL
WATER-RESISTANT WALLS TO 1800 FROM FINISHED FLOOR LEVEL
WATERPROOF BATH/WALL JUNCTION
WATERPROOF BATH LIP/TILE JOINT
WATERPROOFING 40mm EITHER SIDE OF JUNCTION
WATERPROOFING
150 MIN
40 MIN
FW

NOTE:
Extend of waterproofing shown as minimum required by NZBC
Waterproof entire floor for bathrooms / wet areas as a project requirement.

4 AWW-20 NO SHOWER PANEL
1 : 2 @A3

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POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
As indicated

JOB #	DRAWING NO.	REV.
17	A12-02	BC

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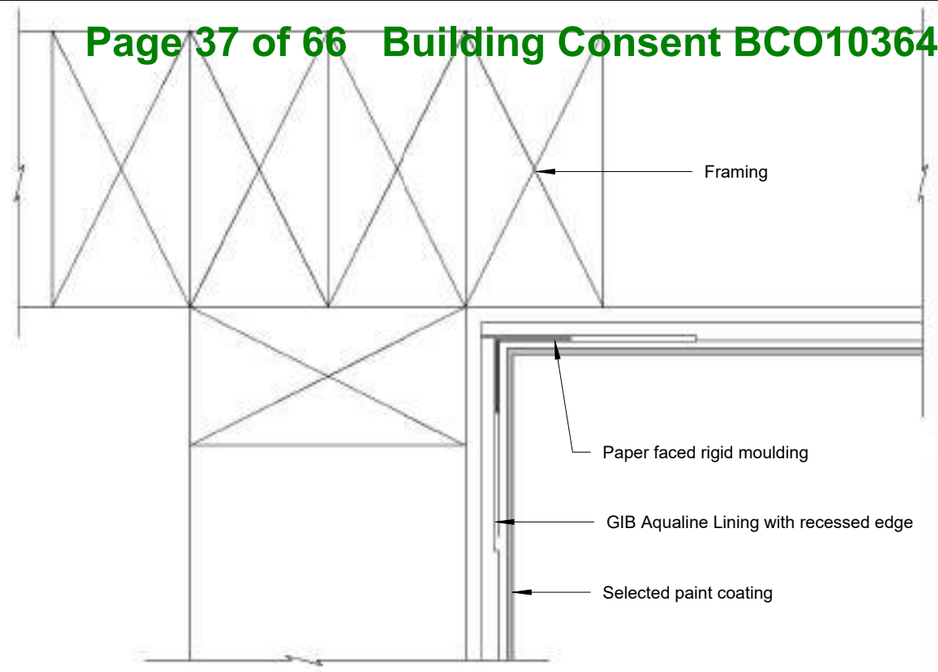
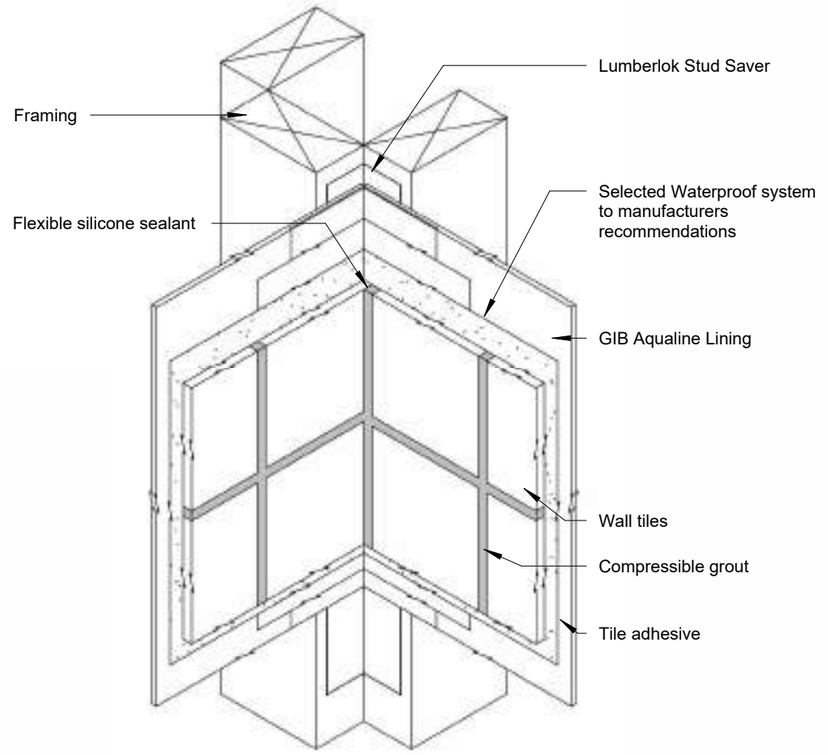
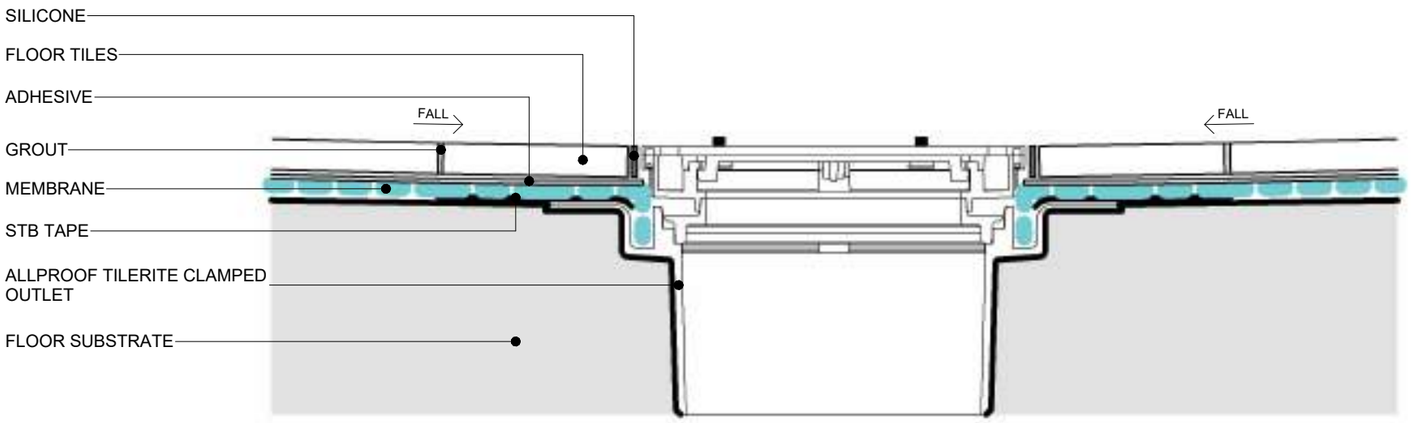


1 GIB Junction Paint Finish
1 : 2 @A3



2 Tiled Wall to wall junction 3D3
1 : 5 @A3

NOTE:
FLANGE PREPARED USING
PLUMBERS CEMENT



AWW-13 TYPICAL MEMBRANE TERMINATION AT DRAINAGE FLANGE
4 1 : 2 @A3

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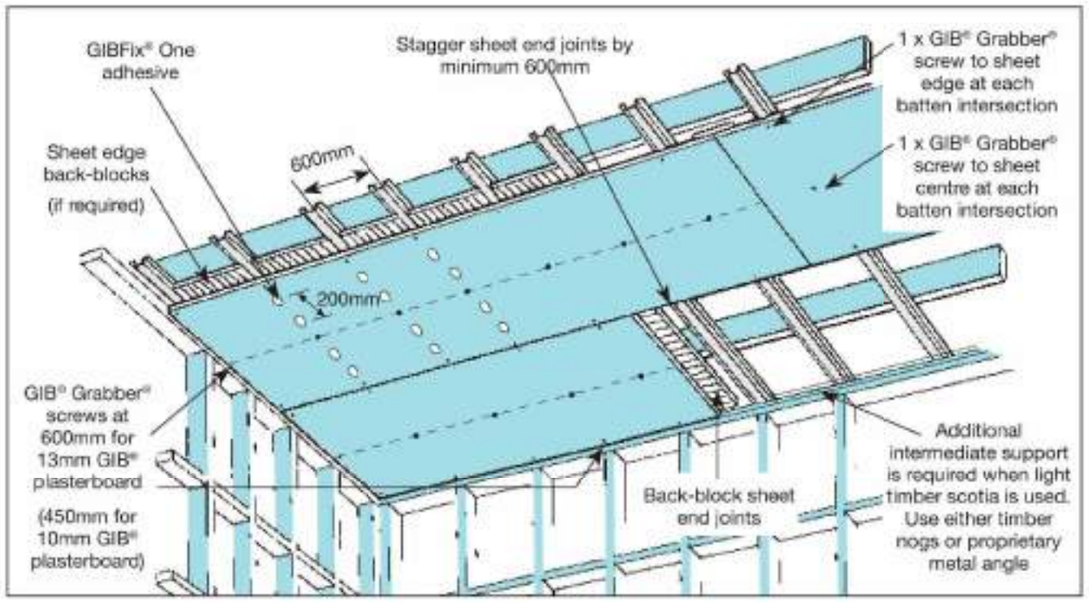
STANDARD FIXING DETAILS

GIB® Standard plasterboard, GIB Ultraline®, GIB Aqualine® and GIB Toughline®
If bracing, noise control, fire rating considerations exist consult the relevant section in this publication and the relevant GIB® System literature for appropriate information.

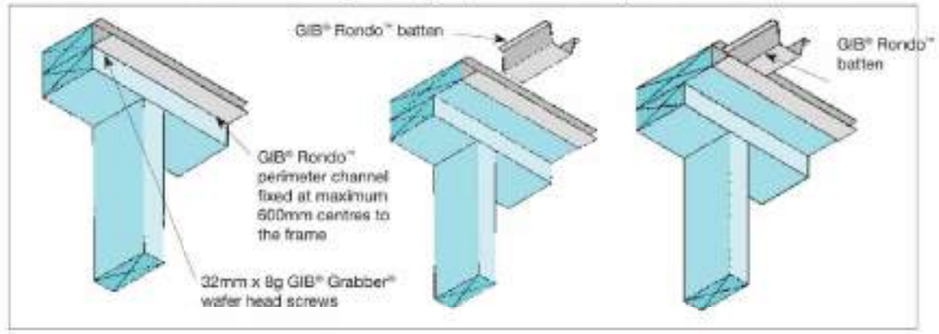
Fastening and Jointing the Ceiling Lining

Fasteners	Steel battens - 25mm x 6g GIB® Grabber® Self Tapping Drywall screws Timber battens or Joists - 32mm x 6g GIB® Grabber High Thread Drywall screws
Adhesives	GIBFix® All-Bond GIBFix® One
Fasteners Centres	Single screws to the edges and centre of the sheets across each batten Screws to be no closer than 12mm from sheet edges Daubs of adhesive at 200mm centres between the screws Do not place adhesive at sheet edges or under fasteners, this may lead to screw or nail pops
Lining	The lining shall be fixed at right angles to the battens or joists Commence fixing from the centre of the sheets outwards Sheets to be touch fitted Use long length sheets to minimise sheet end butt joints Back-block sheet end butt joints. See page 46 See page 47 for sheet edge backblocking requirements
Batten Spacings	13mm GIB® plasterboard - 600mm centres max 10mm GIB® plasterboard - 450mm centres max


GIBFix® One adhesive
Stagger sheet end joints by minimum 600mm
1 x GIB® Grabber® screw to sheet edge at each batten intersection
1 x GIB® Grabber® screw to sheet centre at each batten intersection
Sheet edge back-blocks (if required)
600mm
200mm
GIB® Grabber® screws at 600mm for 13mm GIB® plasterboard (450mm for 10mm GIB® plasterboard)
Back-block sheet end joints
Additional intermediate support is required when light timber scotia is used. Use either timber nogs or proprietary metal angle

GIB® RONDO™ CEILING BATTEN SYSTEM INSTALLATION INSTRUCTIONS

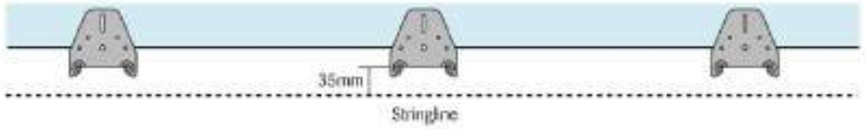
Consult an electrical contractor for any earthing requirement that may need to be incorporated.

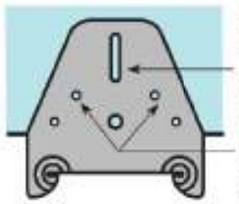

GIB® Rondo™ batten
GIB® Rondo™ perimeter channel fixed at maximum 600mm centres to the frame
32mm x 8g GIB® Grabber® wafer head screws
GIB® Rondo™ batten

- Establish a datum line for the ceiling
- Place a string line on the datum line at right angles to the battens, under the truss or joist closest to the centre of the room
- Install GIB® clips at 600mm centres (450mm for 10mm plasterboard) using the string line to establish the correct position
- Cut the batten to the required length using snips or a hacksaw
- Insert the batten into the channel at each end and fit into the clip
- Install remainder of clips ensuring that the batten is straight and flat

GIB® Rondo® Metal Ceiling Battens can be fixed directly through the edge flange to the joist or bottom chord using either;

- GIB® Grabber® 32mm x 8g wafer head screws
- Flat headed nails minimum 45mm x 2.8mm

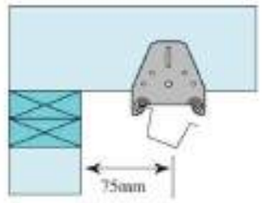




Insert one 30 x 2.8mm GIB® Nail into the vertical slot driving it firmly but not quite home

Adjust levels as necessary then drive completely home.

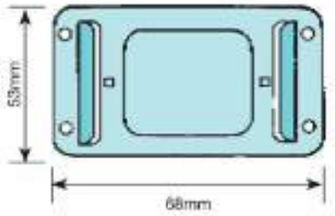
Insert 2 further nails or screws to complete the connection

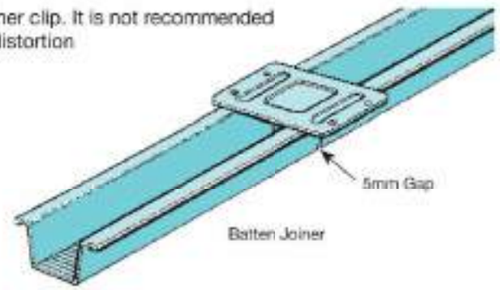


Simply hook one side of the GIB® Rondo® into the clip squeeze the batten sides together and push up into the clip

Release the batten and ensure it is locked into each side of the clip

- If a joint needs to be made use a batten joiner clip. It is not recommended to lap the joints as this can cause surface distortion





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DRAWING TITLE
Internal Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 10

JOB #	DRAWING NO.	REV.
17	A12-04	BC

BCO10364646 Received by Auckland Council 16/03/2023

Bottom Truss Chord Restraint

Lateral support to the bottom chord of trusses is provided by direct fixed timber or metal battens lined with a GIB® plasterboard ceiling.

When clip fixed metal battens are used additional restraint may need to be provided by installing timber runners over the truss bottom chords. These situations mainly involve light weight roofs. Consult the truss designer for further detail.

BACK-BLOCKING

For general, non inter-tenancy, non fire or noise rated systems, it is not recommended to fix sheet end butt joints on ceiling battens. Sheet end butt joints should be back-blocked.

If the ceiling is either fire rated or forms part of a noise control system, back blocking may not be appropriate. Consult the GIB® Fire Rated Systems or GIB® Noise Control Systems literature for details.

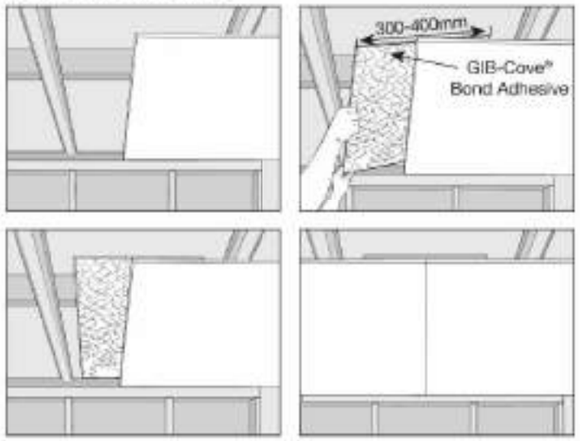
Back blocking is a practice that strengthens and stabilises joints between GIB® plasterboard sheets. It is primarily used to reinforce the joint and to artificially create a taper where butt joints occur. Back blocking consists of laminating strips of plasterboard to the back surface of the sheets directly behind joints using GIB-Cove® Bond. Panel adhesives are not suitable for back-blocking due to their flexibility.

Tapered edge joints can be back-blocked directly without the need for temporary battens and packing strips.

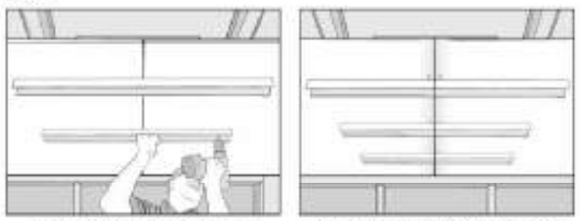
Sheet End Joints

Where sheet end joints are unavoidable, they must be placed centrally between framing members (battens or joists) and back-blocked.

Back Blocking Butt Joints in Ceilings



Creating the Taper



Battens to provide temporary support. Remove when adhesive has set.

While adhesive is still wet insert 1-2mm packer each side of the joint to create taper at joint

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Stage 7 Lot 228

SCALE @ A3
1 : 5

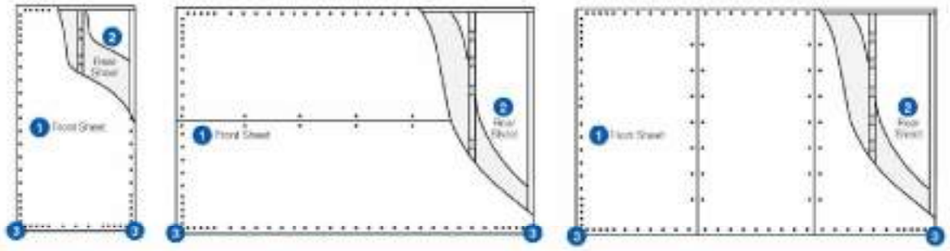
JOB #	DRAWING NO.	REV.
17	A12-05	BC

BCO10364646 Received by Auckland Council 16/03/2023

GIB EzyBrace® Systems

Construction Details

MAY 2011



System	Lining one side ①		Lining opposite side ②		Panel Hold-Down Fixings ③	Fastener spacing
	Lining	Fasteners	Lining	Fasteners		
GS1-N	Any 10mm or 13mm GIB® Plasterboard	30mm GIB® nails, or minimum 32mm x 6g GIB® Grabber Drywall screws	Not required	Not required	Not required	*GIB® Plasterboard* Corner fastening pattern as illustrated above Fasteners at 150mm to bracing element perimeter, and: • at 300mm centres to intermediate sheet joints for vertical fixing, or • at stud / sheet junction for horizontally fixed elements, and • GIBFix adhesive daubs at 300mm crs to intermediate framing *Plywood* Fasteners at 150mm around the perimeter of every sheet and at 300mm centres to intermediate studs. Place fasteners no closer than 7mm from sheet edges. Plasterboard corner fastener pattern does not apply to plywood.
GS2-N			Any 10mm or 13mm GIB® Plasterboard	30mm GIB® nails, or minimum 32mm x 6g GIB® Grabber Drywall screws		
GSP-H			Minimum 7mm Ecoply Plywood manufactured to AS/NZS 2269	50mm FH galvanised or stainless steel nails	Yes	
BL1-H	10mm or 13mm GIB Braceline®	minimum 32mm x 6g GIB® Grabber Drywall screws	Not required	Not required		
BLG-H			Any 10mm or 13mm GIB® Plasterboard	30mm GIB® nails, or minimum 32mm x 6g GIB® Grabber Drywall screws		
BLP-H		GIB Braceline® Nails may be used for 10mm GIB Braceline® ONLY	Minimum 7mm EcoPly or Plywood manufactured to AS/NZS 2269	50mm FH galvanised or stainless steel nails		

PERMITTED GIB® PLASTERBOARD SUBSTITUTIONS IN GIB EZYBRACE® SYSTEMS

GIB Ezybrace® Systems have been designed and tested using only the products specified. Occasionally additional properties may be required to be provided by a different GIB® Plasterboard product. The following table provides acceptable substitution options.

Specified	Permitted alternative GIB® Plasterboard products								
	GIB® Standard	GIB Ultraline®	GIB Braceline/ Noiseline®	GIB Aqualine®	GIB Toughline®	GIB Fyreline®			
						10mm	13mm	16mm	19mm
GIB® Standard		OK	OK	OK	OK	OK	NOTE 2		
GIB Braceline®	X	X		NOTE 1	OK	X	NOTES 1 and 2		

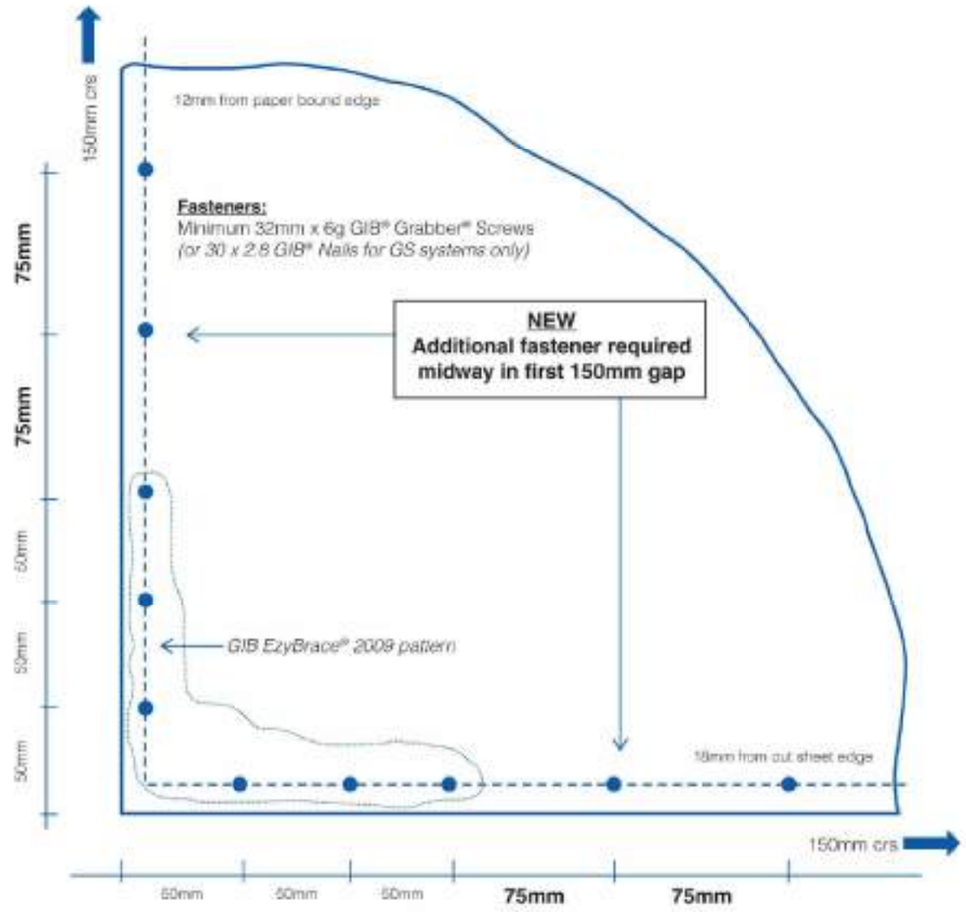
NOTE 1 The element must be 900mm or longer. Use 32mm x 6g GIB® Grabber® drywall screws at ***100mm*** centres to the perimeter of the bracing element. The bracing corner fastening pattern applies to all four corners of the element. Panel hold-down fixings are required.

NOTE 2 The fastener type and length must be as required for the relevant FRR system.

GIB EzyBrace® Systems

Revised Corner Fastener Pattern

MAY 2011



NB: GIB EzyBrace® systems have been tested using GIB® Grabber® screws (BL and GS elements) and GIB® Nails (GS elements only).

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DRAWING TITLE
Bracing Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 10

JOB #	DRAWING NO.	REV.
17	A15-01	BC

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Bottom Plate Fixing

JUNE 2011

Bottom plate fixings for GIB® Bracing Elements

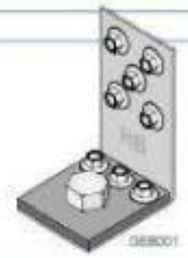
Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	External and internal walls
GS1-N	As per NZS 3604:2011. No specific additional fastening required	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm washers, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011
GS2-N	Not applicable		
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011. In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated on pages 19 and 20.		Pairs of 100 x 3.75mm flat head hand driven nails or 3 / 90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. In addition: GIB Handibrac® fixings or metal wrap-around strap fixings and bolt as illustrated below.
BLG-H	Not applicable	As for GSP-N, BL1-H, BLP-H on concrete slab above	

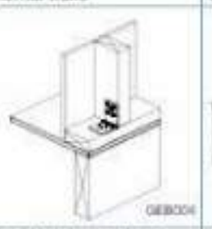
Panel Hold-down Details

GIB HandiBrac® – RECOMMENDED METHOD

Developed in conjunction with MiTek™ NZ, the GIB HandiBrac® has been designed and tested for use as a hold-down in GIB® BL and GSP bracing elements.

- The GIB HandiBrac® registered design provides for quick and easy installation
- The GIB HandiBrac® provides a flush surface for the wall linings because it is fitted inside the framing. There is no need to check in the framing as recommended with conventional straps
- The GIB HandiBrac® is suitable for both new and retrofit construction
- The design also allows for installation and inspection at any stage prior to fitting internal linings



Concrete Floor		Timber Floor	
External walls	Internal walls	External walls	Internal walls
GEB002	GEB003	 GEB004	GEB005
Position GIB HandiBrac® as close as practicable to the internal edge of the bottom plate	Position GIB HandiBrac® at the stud / plate junction	Position GIB HandiBrac® in the centre of the perimeter joist or beam	Position GIB HandiBrac® in the centre of floor joist or full depth solid block
Hold-down fastener requirements			
A mechanical fastening with a minimum characteristic uplift capacity of 15kN.		12x150mm galvanised coach screw	

Refer to gib.co.nz/cad for CAD details.

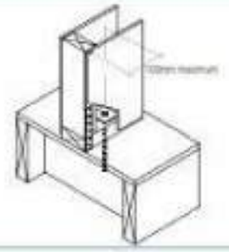
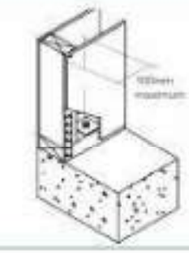
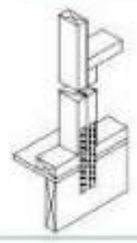
GIB EzyBrace® Systems

Panel Hold-down Details

JUNE 2011

Bracing strap Installation

Care needs to be taken with the installation of the bracing strap. It should be checked in to be flush with the face of the stud providing a flat substrate for the plasterboard. It should be positioned in such a way that the important corner fastenings of the bracing element are not affected by it. Keeping the strap to the edge of the end stud as shown will allow the important corner fastenings to be installed without having to penetrate the bracing strap.

Concrete Floor	Timber Floor
400 x 25 x 0.9mm galvanised strap to pass under the plate and up the other side of the stud. Six 30x2.5mm flat head galvanised nails to each side of the stud. Three 30x2.5mm flat head galvanised nails to each side of the plate. Hold down bolt to be fitted within 100mm of the end of the element.	
Internal wall	
GEB006	 GEB007
External wall	
 GEB008	GEB009
	2/300 x 25 x 0.9mm galvanised straps with six 30 x 2.5mm flat head galvanised nails to each stud and into the floor joist and three nails to the plate. Block to nog fixed with 3/100 x 3.75mm nails to stud.
NB: where applicable drawings have been produced for CAD design. These are identified by a unique number in the bottom corner of each detail box that can be found at the web address gib.co.nz/cad	 GEB010
Hold-down fastener requirements	
Concrete floor	**Timber floor**
A mechanical fastening with a minimum characteristic uplift capacity of 15kN fitted with a 50x50x3mm square washer within 100mm of the ends of the bracing element.	12x150mm galvanised coach screw fitted with a 50x50x3mm square washer within 100mm of the ends of the bracing element.

Refer to gib.co.nz/cad for CAD details.

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DRAWING TITLE
Bracing Details

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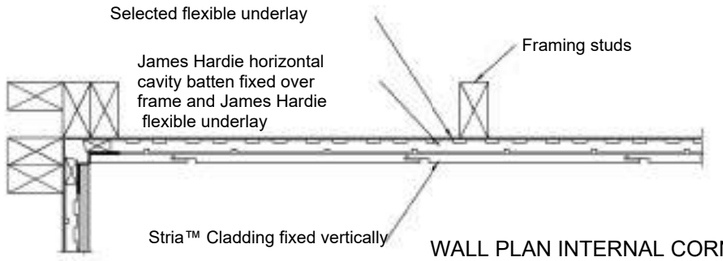
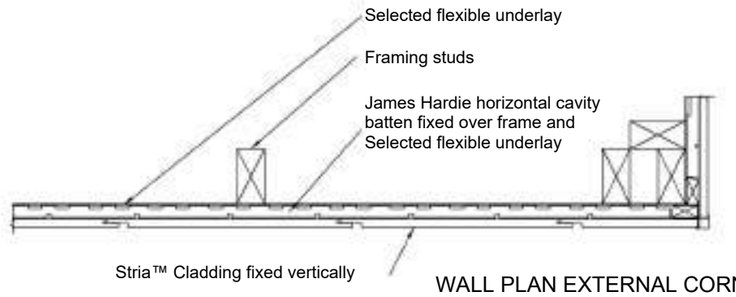
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

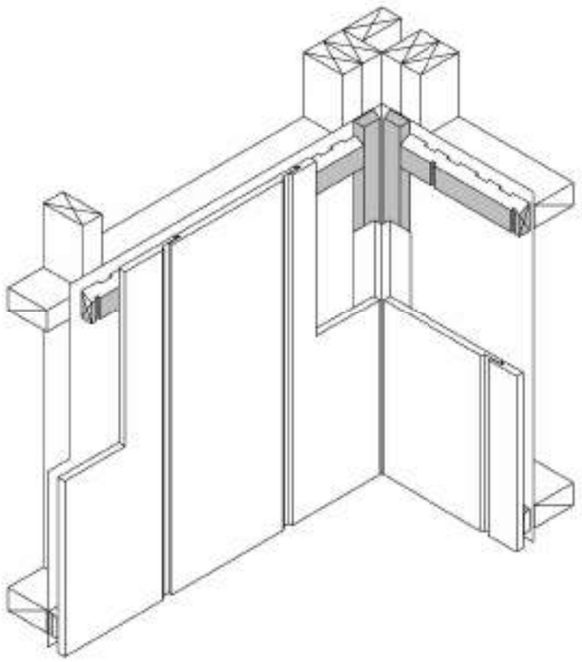
JOB #	DRAWING NO.	REV.
17	A15-02	BC


Selected flexible underlay
James Hardie horizontal cavity batten fixed over frame and James Hardie flexible underlay
Framing studs
Stria™ Cladding fixed vertically

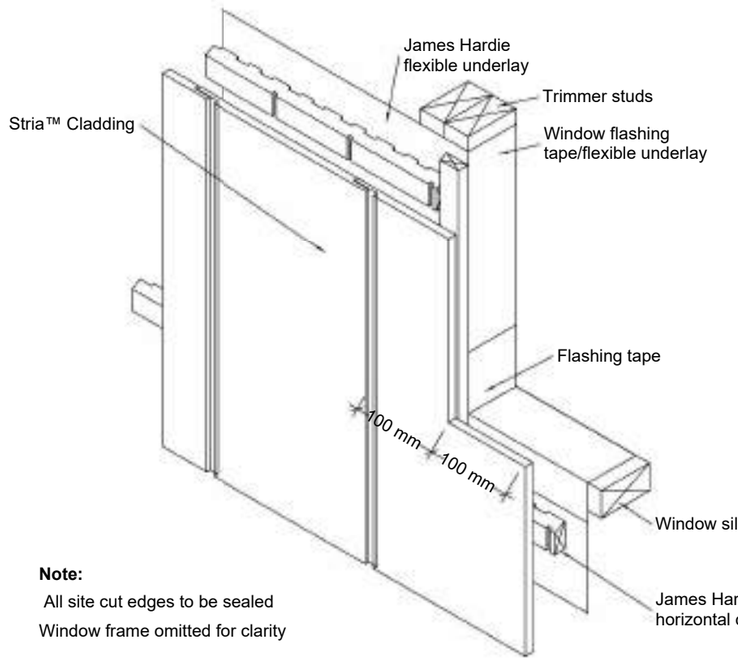
WALL PLAN INTERNAL CORNER


Selected flexible underlay
Framing studs
James Hardie horizontal cavity batten fixed over frame and Selected flexible underlay
Stria™ Cladding fixed vertically

WALL PLAN EXTERNAL CORNER

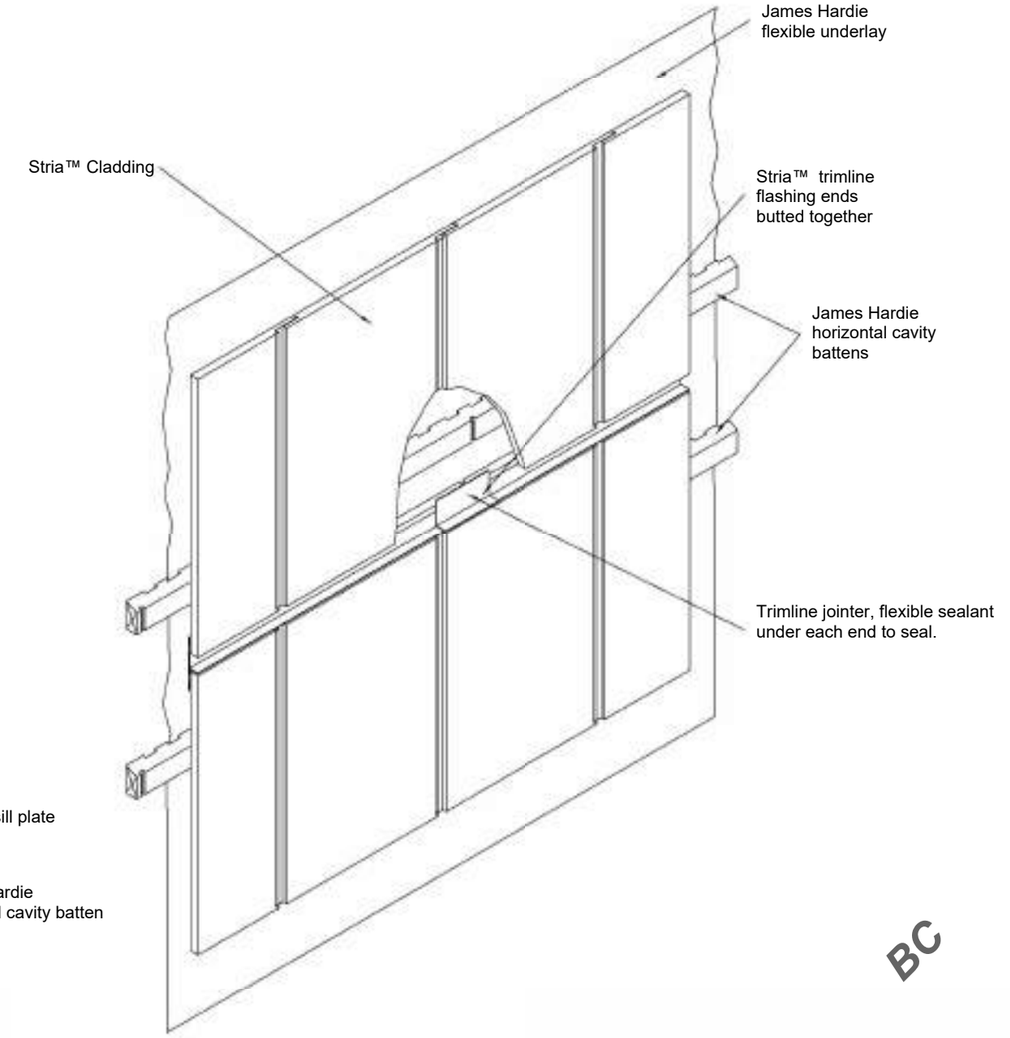


Cladding and James Hardie Horizontal Cavity Batten Setout



Note:
All site cut edges to be sealed
Window frame omitted for clarity

Window Jamb Flashing


James Hardie flexible underlay
Stria™ Cladding
Stria™ trimline flashing ends butted together
James Hardie horizontal cavity battens
Trimline jointer, flexible sealant under each end to seal.

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1 Stria CB Set-Out
1 : 10 @A3

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DRAWING TITLE
Stria Details

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SCALE @ A3
1 : 10

JOB # 17
DRAWING NO. A15-S601
REV. BC

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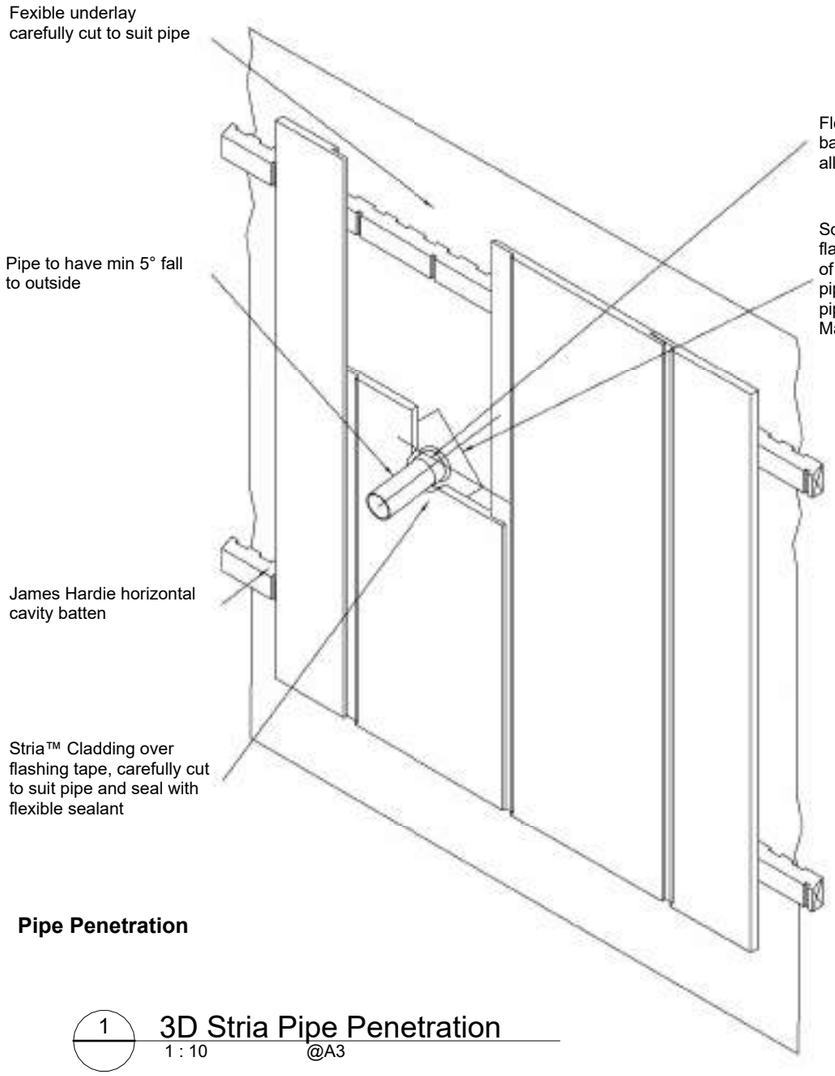
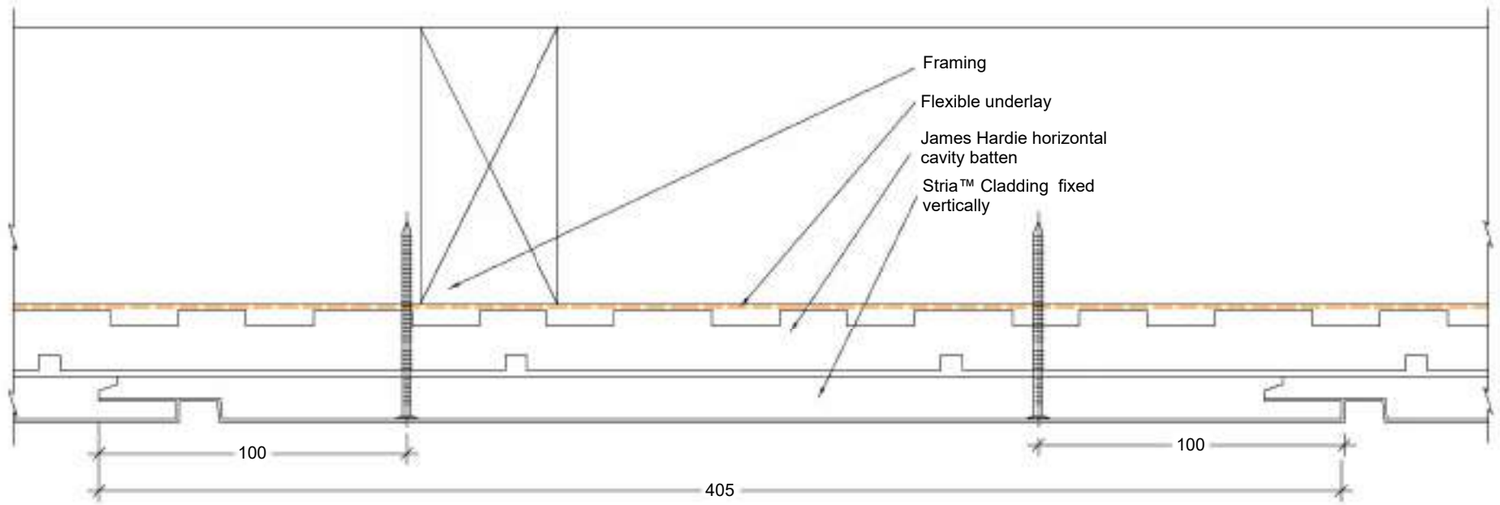

Fexible underlay carefully cut to suit pipe
Flexible flashing tape bandage min 25mm wide all round pipe.
Square of flexible flashing tape to a min of 100mm outside of pipe, ensure seal with pipe bandage or Marshall Innovation
Pipe to have min 5° fall to outside
James Hardie horizontal cavity batten
Stria™ Cladding over flashing tape, carefully cut to suit pipe and seal with flexible sealant

Pipe Penetration

1 3D Stria Pipe Penetration
1 : 10 @A3



3 Vertical joint Stria Cladding
1 : 2 @A3

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Stria Details

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Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
As indicated

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DRAWING NO. A15-S602
REV. BC

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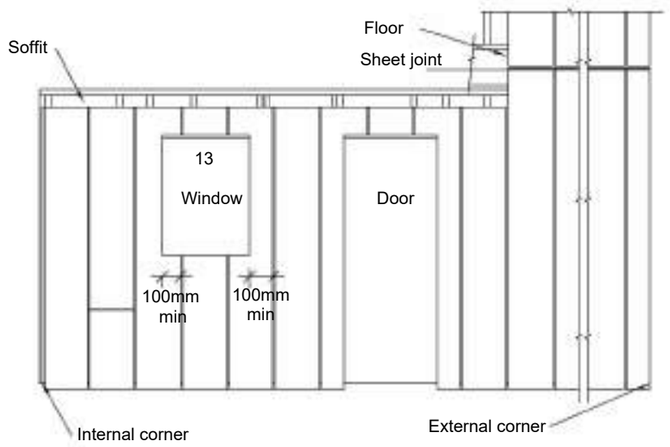
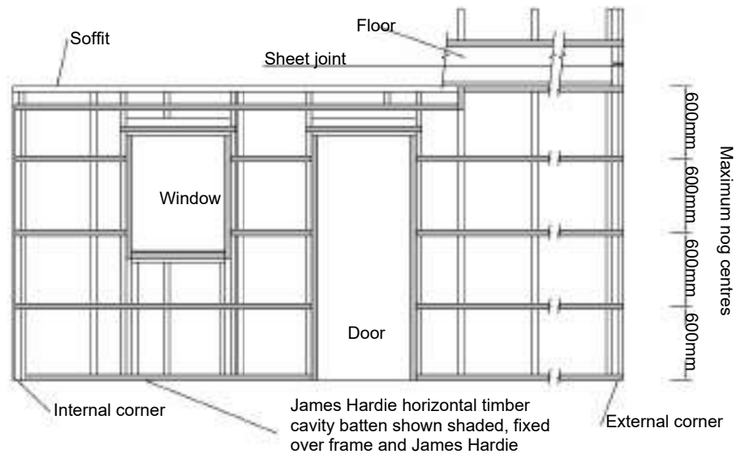


Figure 13Cladding Installed
(Sized 180mm x 240mm, text 2mm)

Note!
Section notations refer to figure numbers.

WALL ELEVATION



James Hardie horizontal timber cavity batten shown shaded, fixed over frame and James Hardie flexible underlay.
In order to achieve integrity of cladding and an acceptable wall finish, it is imperative that all framing is straight and true.

WALL ELEVATION

BC

1 Stria Wall Framing Details
1 : 50 @A3

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SCALE @ A3
1 : 50

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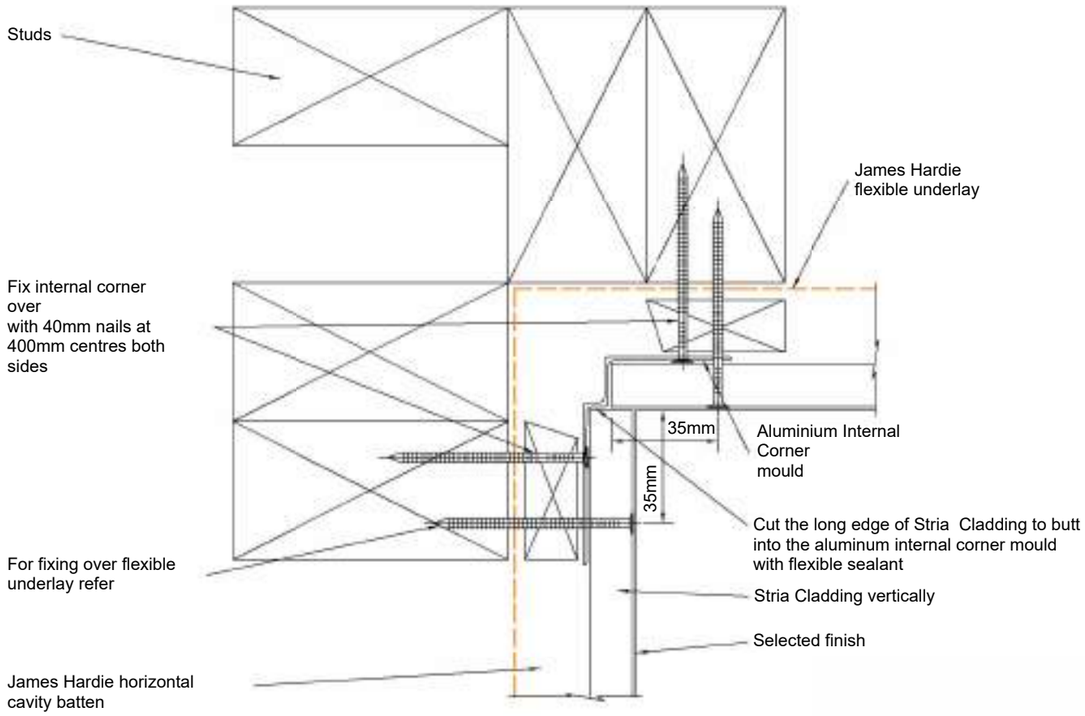
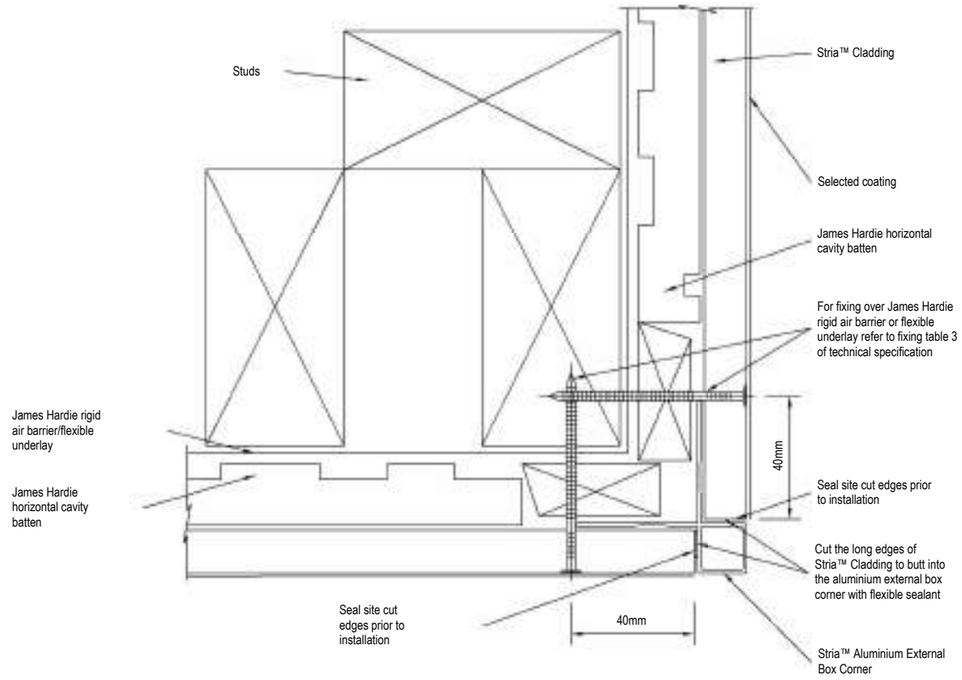


1 Stria Internal Corner
1 : 2 @A3



External Aluminium Box Corner

2 Stria External Corner
1 : 2 @A3

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REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2023.01.25	BC	ACC	GJO

NOTE:
Do not scale from the drawings
All dimensions to be confirmed

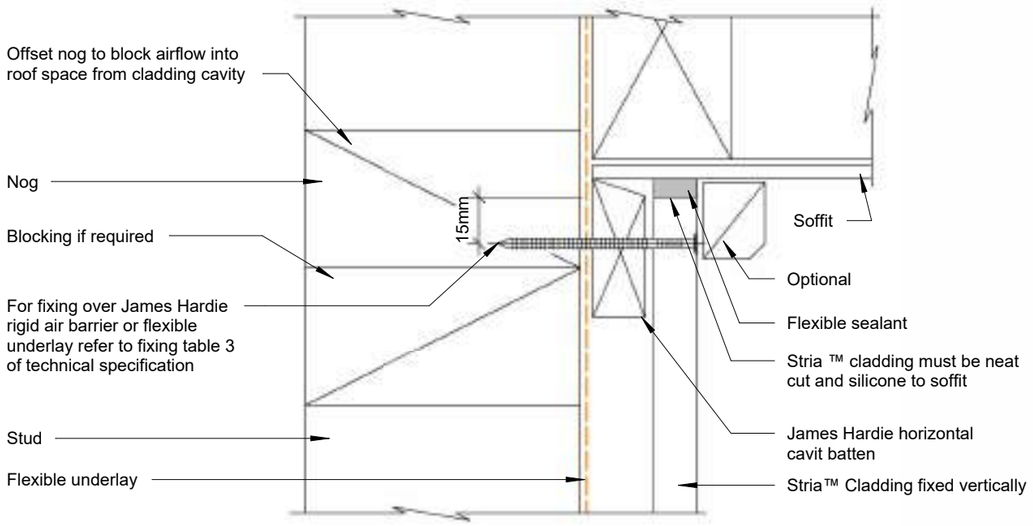
DRAWING TITLE
Stria Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

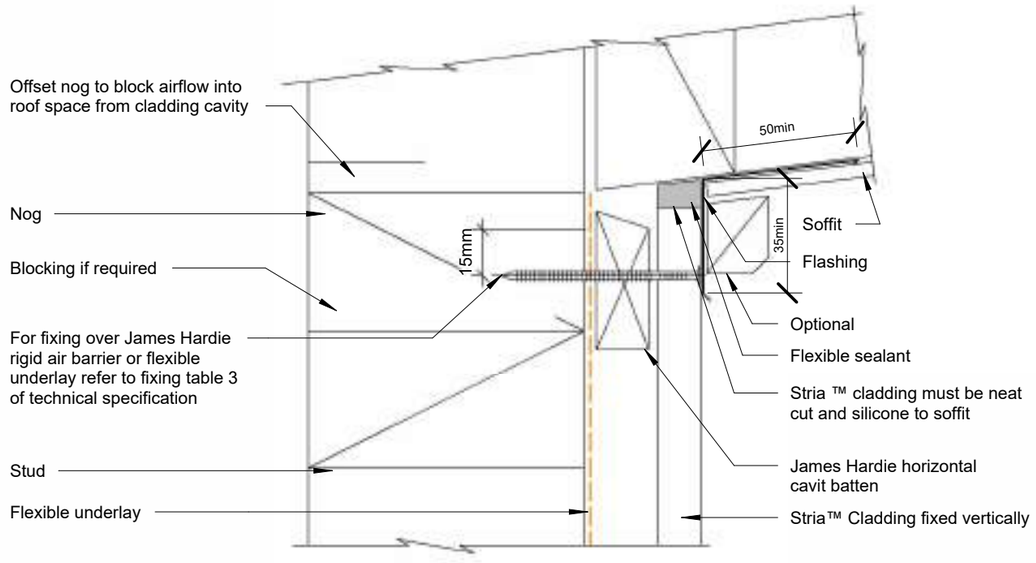
SCALE @ A3
1 : 2

JOB # 17
DRAWING NO. A15-S604
REV. BC

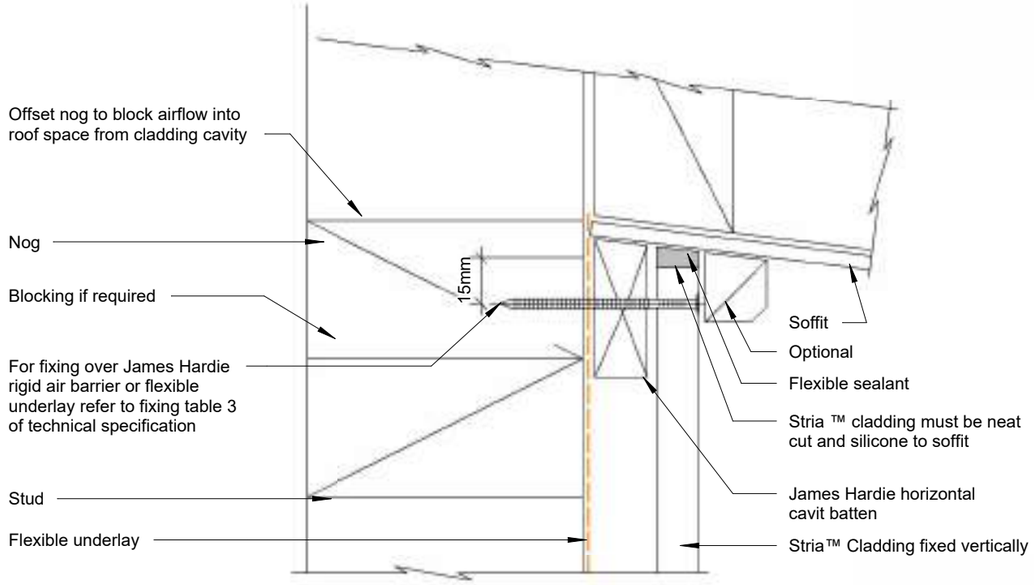
BCO10364646 Received by Auckland Council 16/03/2023


Offset nog to block airflow into roof space from cladding cavity
Nog
Blocking if required
For fixing over James Hardie rigid air barrier or flexible underlay refer to fixing table 3 of technical specification
Stud
Flexible underlay
15mm
Soffit
Optional
Flexible sealant
Stria ™ cladding must be neat cut and silicone to soffit
James Hardie horizontal cavit batten
Stria™ Cladding fixed vertically

1 Stria Soffit Detail 1
1 : 2 @A3


Offset nog to block airflow into roof space from cladding cavity
Nog
Blocking if required
For fixing over James Hardie rigid air barrier or flexible underlay refer to fixing table 3 of technical specification
Stud
Flexible underlay
15mm
50min
35min
Soffit
Flashing
Optional
Flexible sealant
Stria ™ cladding must be neat cut and silicone to soffit
James Hardie horizontal cavit batten
Stria™ Cladding fixed vertically

2 Stria Soffit Detail 2
1 : 2 @A3


Offset nog to block airflow into roof space from cladding cavity
Nog
Blocking if required
For fixing over James Hardie rigid air barrier or flexible underlay refer to fixing table 3 of technical specification
Stud
Flexible underlay
15mm
Soffit
Optional
Flexible sealant
Stria ™ cladding must be neat cut and silicone to soffit
James Hardie horizontal cavit batten
Stria™ Cladding fixed vertically

3 Stria Soffit Detail 3
1 : 2 @A3

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POHUTUKAWA CONSTRUCTION LIMITED
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Stage 7 Lot 228

SCALE @ A3
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JOB # 17
DRAWING NO. A15-S605
REV. BC

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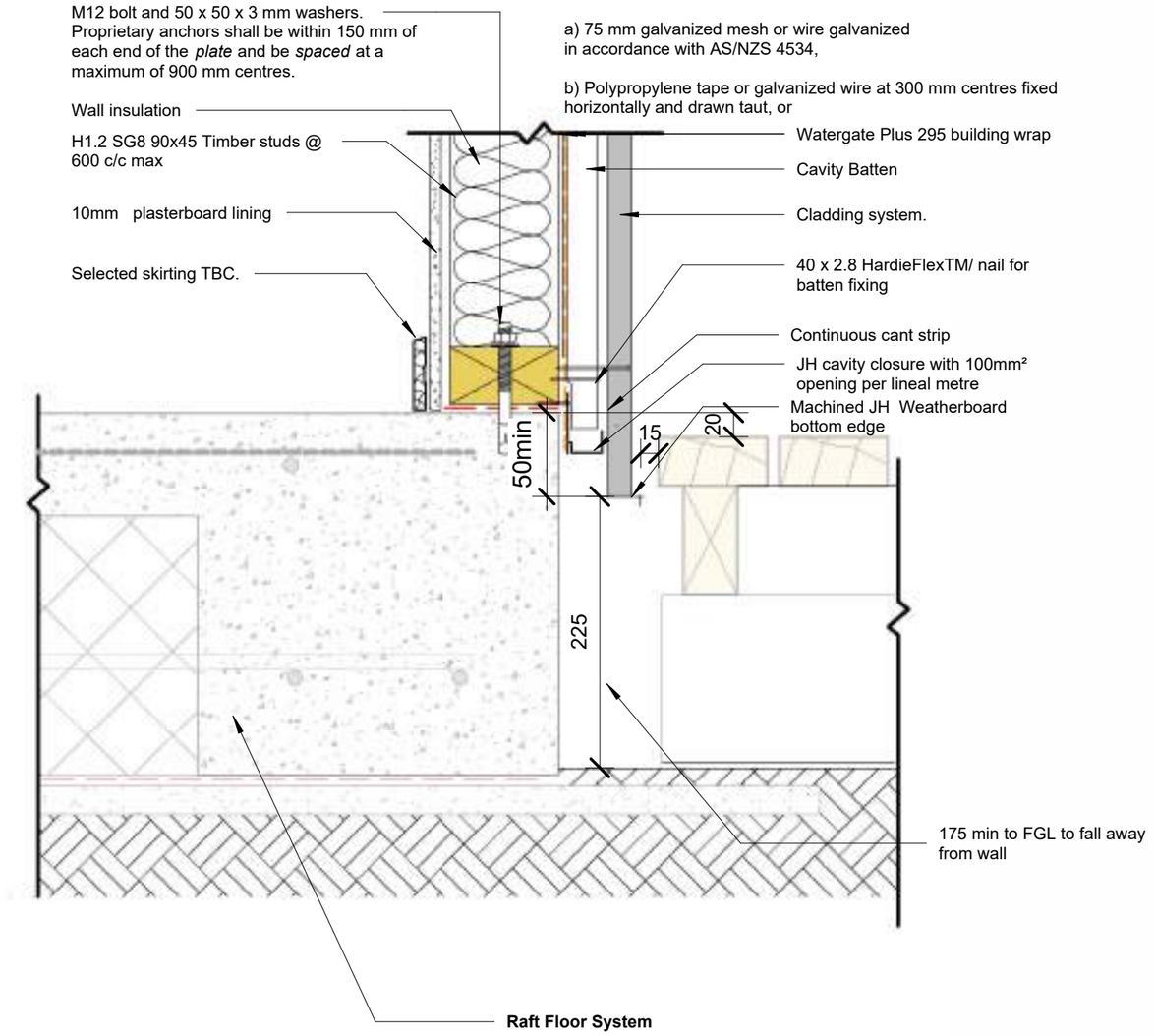
Where *stud* spacing's are greater than 450 mm, and flexible *wall underlays* only are used, an intermediate means of restraining the flexible *wall underlay* and insulation from bulging into the *drained cavity* shall be installed. Acceptable means of achieving this are by using:

a) 75 mm galvanized mesh or wire galvanized in accordance with AS/NZS 4534,

b) Polypropylene tape or galvanized wire at 300 mm centres fixed horizontally and drawn taut, or


M12 bolt and 50 x 50 x 3 mm washers. Proprietary anchors shall be within 150 mm of each end of the *plate* and be *spaced* at a maximum of 900 mm centres.
Wall insulation
H1.2 SG8 90x45 Timber studs @ 600 c/c max
10mm plasterboard lining
Selected skirting TBC.
Watergate Plus 295 building wrap
Cavity Batten
Cladding system.
40 x 2.8 HardieFlexTM/ nail for batten fixing
Continuous cant strip
JH cavity closure with 100mm² opening per lineal metre
Machined JH Weatherboard bottom edge
50min
15
20
225
175 min to FGL to fall away from wall
Raft Floor System

1 Foundation Detail 5
1 : 5 @A3

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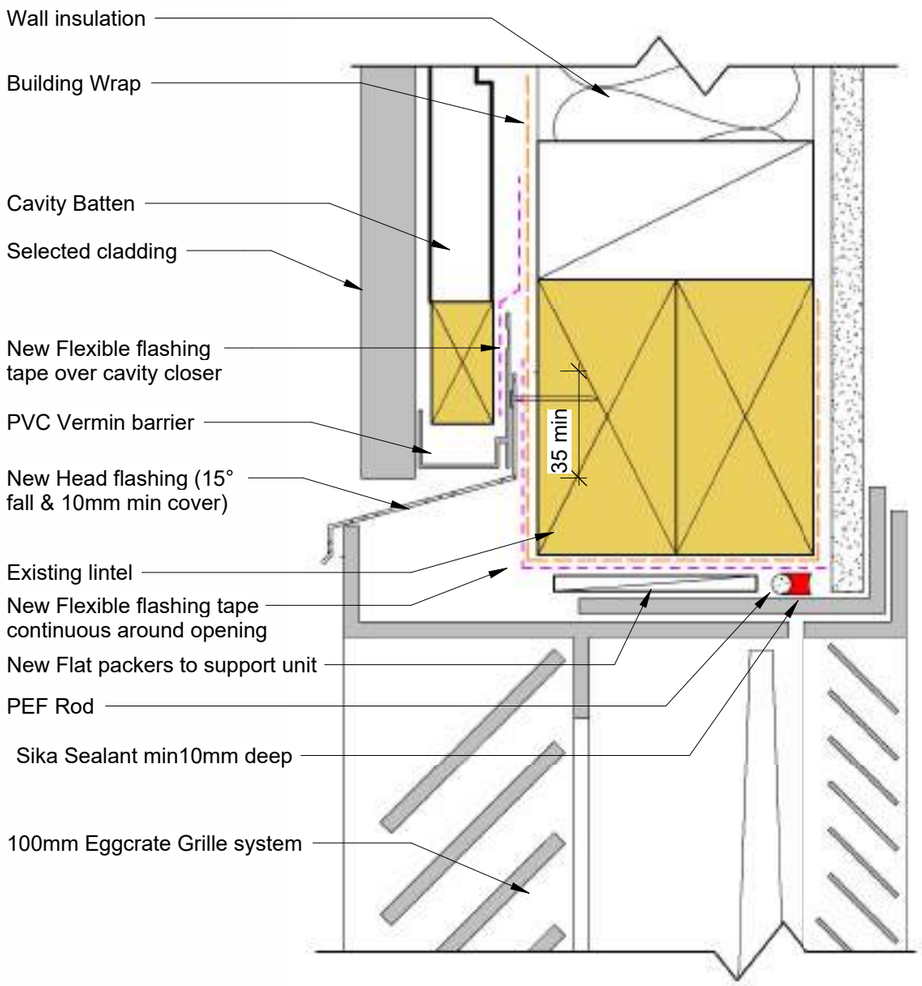
CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

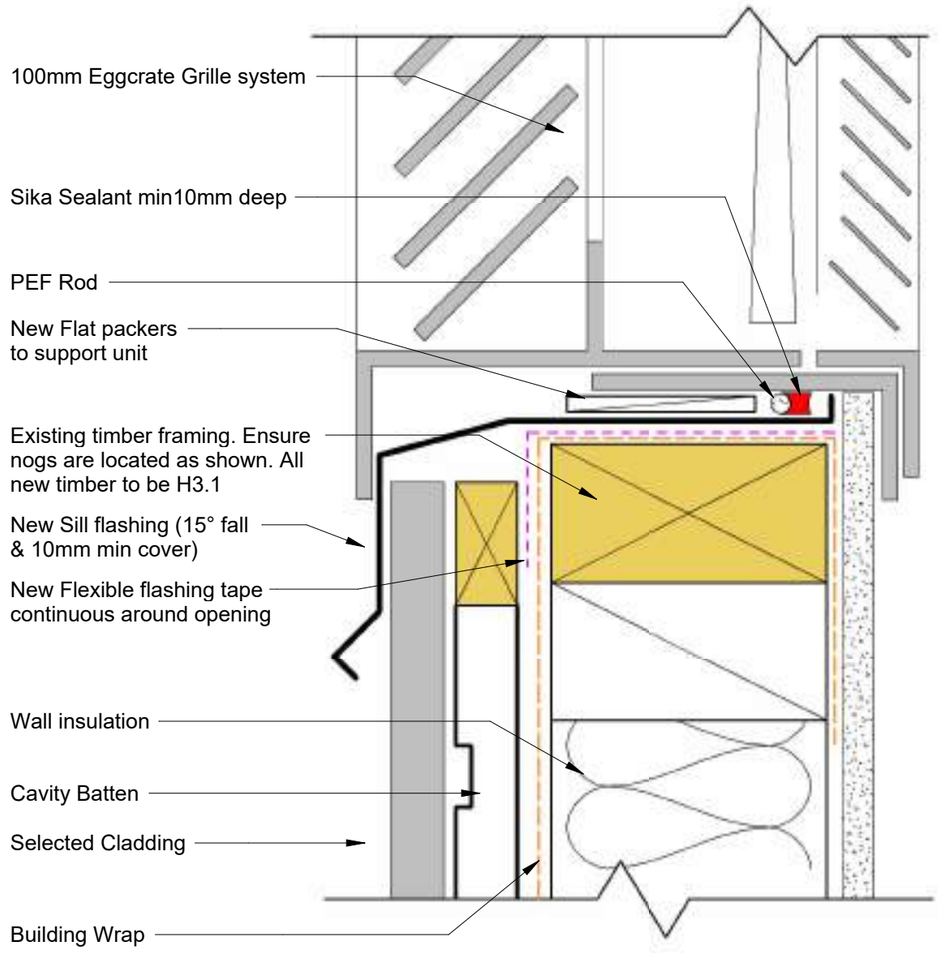
SCALE @ A3
1 : 5

JOB # 17
DRAWING NO. A15-S606
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023



1 WB - Vent Head Detail
1 : 2 @A3


100mm Eggcrate Grille system
Sika Sealant min10mm deep
PEF Rod
New Flat packers to support unit
Existing timber framing. Ensure nogs are located as shown. All new timber to be H3.1
New Sill flashing (15° fall & 10mm min cover)
New Flexible flashing tape continuous around opening
Wall insulation
Cavity Batten
Selected Cladding
Building Wrap

2 WB - Vent Sill Detail
1 : 2 @A3

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DRAWING TITLE
Stria Details

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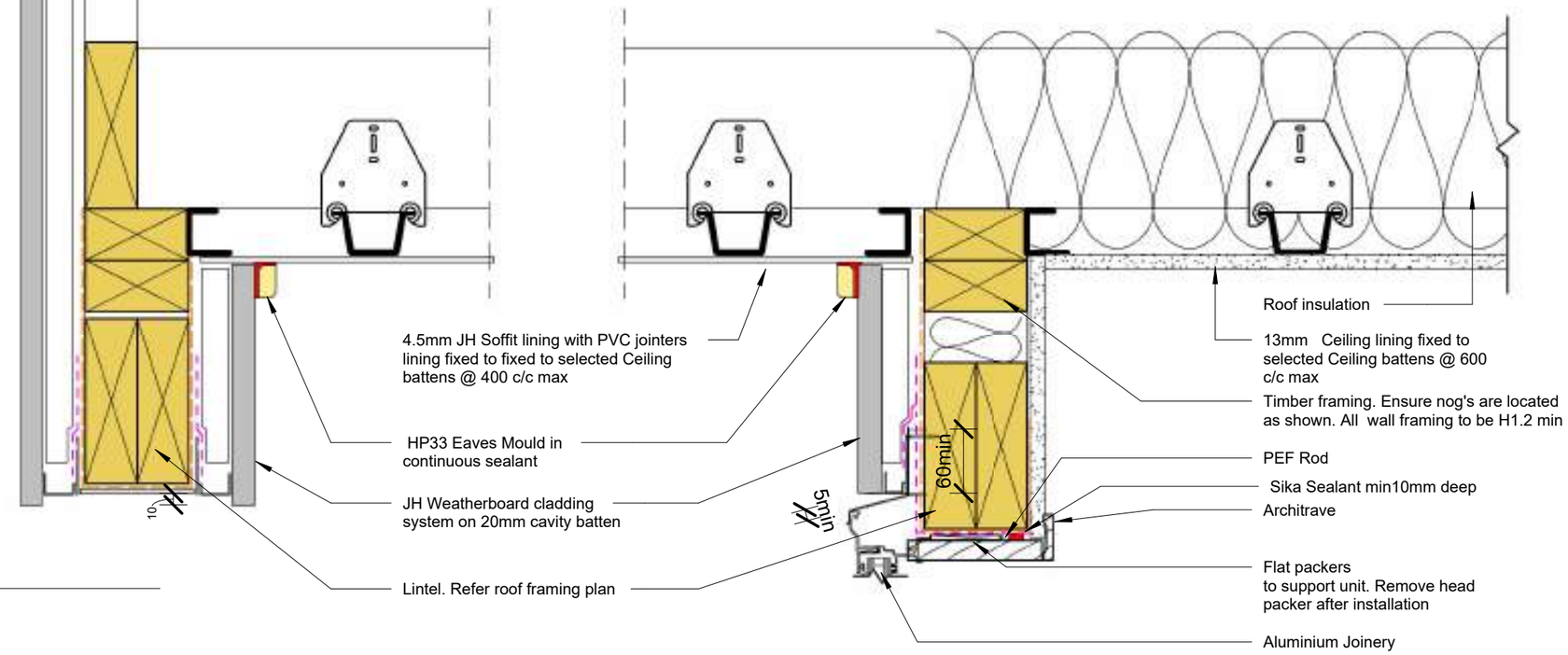
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

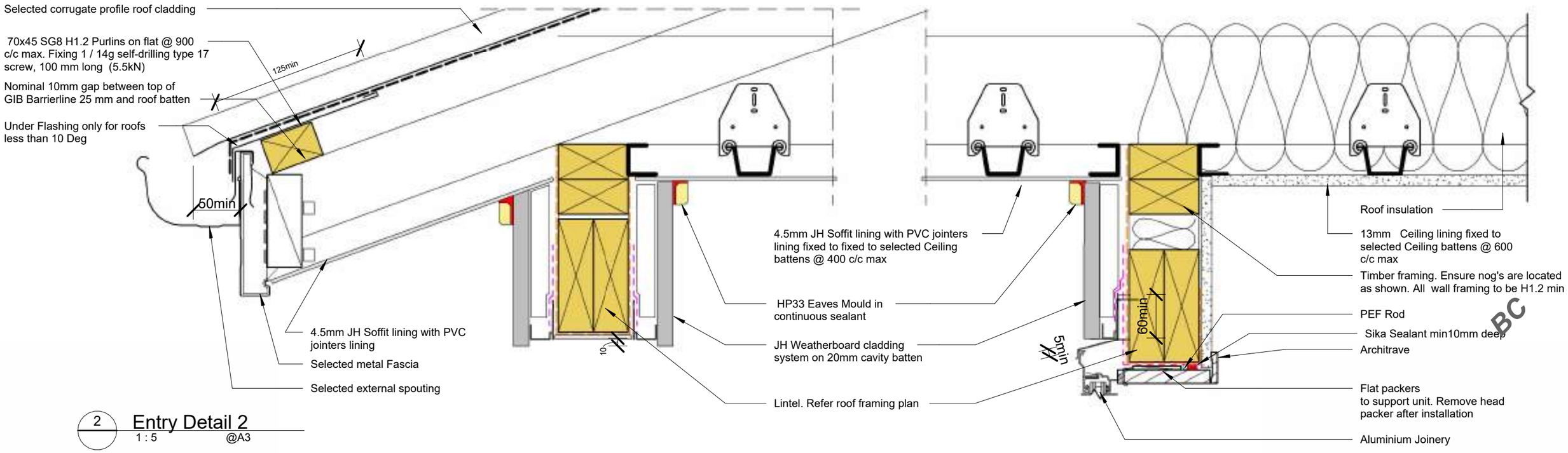
SCALE @ A3
1 : 2

JOB # 17
DRAWING NO. A15-S607
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023


4.5mm JH Soffit lining with PVC jointers lining fixed to fixed to selected Ceiling battens @ 400 c/c max
HP33 Eaves Mould in continuous sealant
JH Weatherboard cladding system on 20mm cavity batten
Lintel. Refer roof framing plan
10
5min
60min
Roof insulation
13mm Ceiling lining fixed to selected Ceiling battens @ 600 c/c max
Timber framing. Ensure nog's are located as shown. All wall framing to be H1.2 min
PEF Rod
Sika Sealant min10mm deep
Architrave
Flat packers to support unit. Remove head packer after installation
Aluminium Joinery

1 Entry Detail 1
1 : 5 @A3


Selected corrugate profile roof cladding
70x45 SG8 H1.2 Purlins on flat @ 900 c/c max. Fixing 1 / 14g self-drilling type 17 screw, 100 mm long (5.5kN)
125min
Nominal 10mm gap between top of GIB Barrierline 25 mm and roof batten
Under Flashing only for roofs less than 10 Deg
50min
4.5mm JH Soffit lining with PVC jointers lining
Selected metal Fascia
Selected external spouting
10
4.5mm JH Soffit lining with PVC jointers lining fixed to fixed to selected Ceiling battens @ 400 c/c max
HP33 Eaves Mould in continuous sealant
JH Weatherboard cladding system on 20mm cavity batten
Lintel. Refer roof framing plan
5min
60min
Roof insulation
13mm Ceiling lining fixed to selected Ceiling battens @ 600 c/c max
Timber framing. Ensure nog's are located as shown. All wall framing to be H1.2 min
PEF Rod
Sika Sealant min10mm deep
Architrave
Flat packers to support unit. Remove head packer after installation
Aluminium Joinery

2 Entry Detail 2
1 : 5 @A3

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DRAWING TITLE
Stria Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 5

JOB # 17
DRAWING NO. A15-S608
REV. BC

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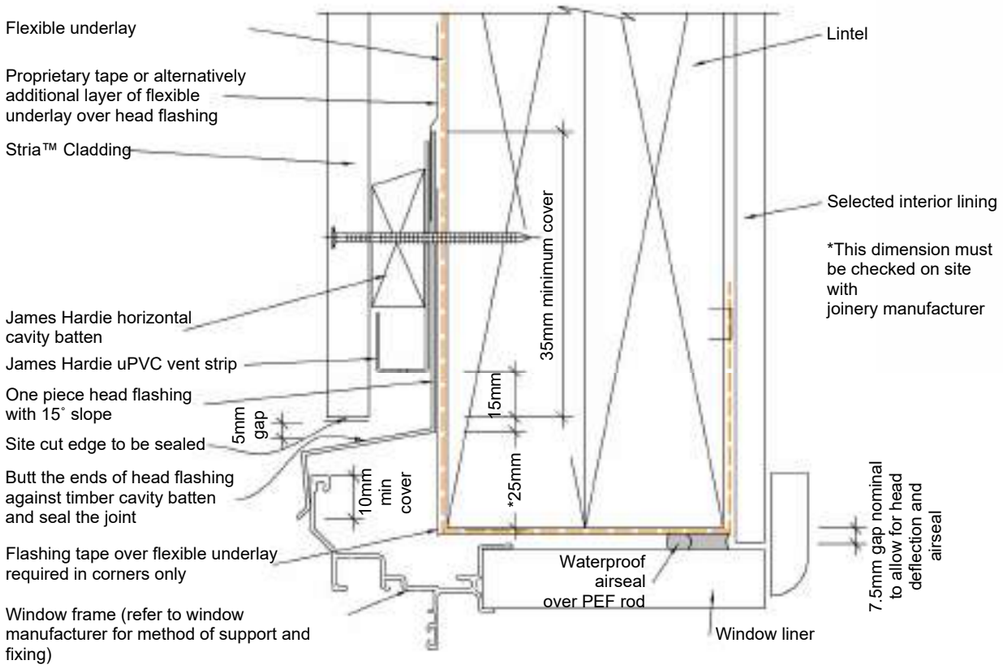
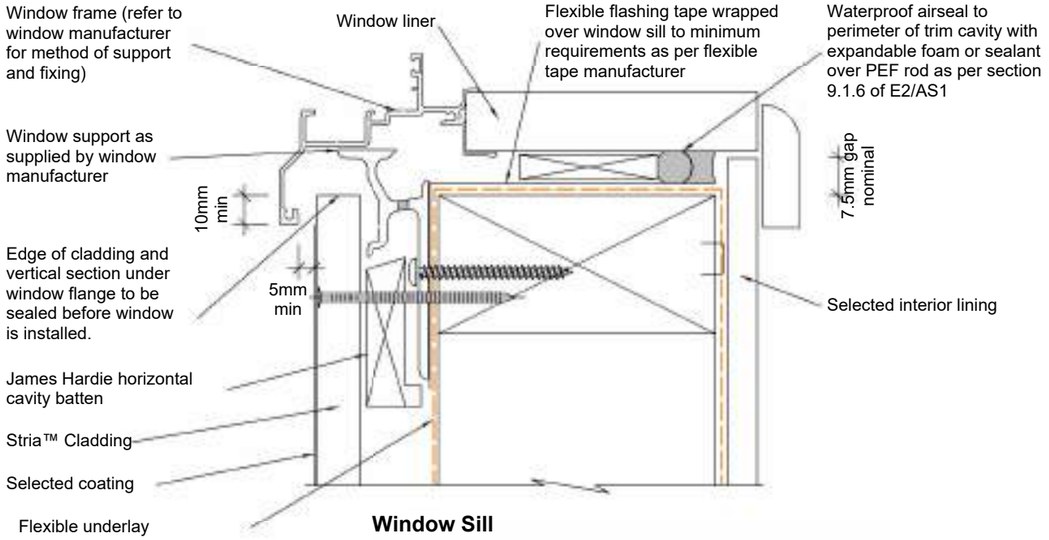
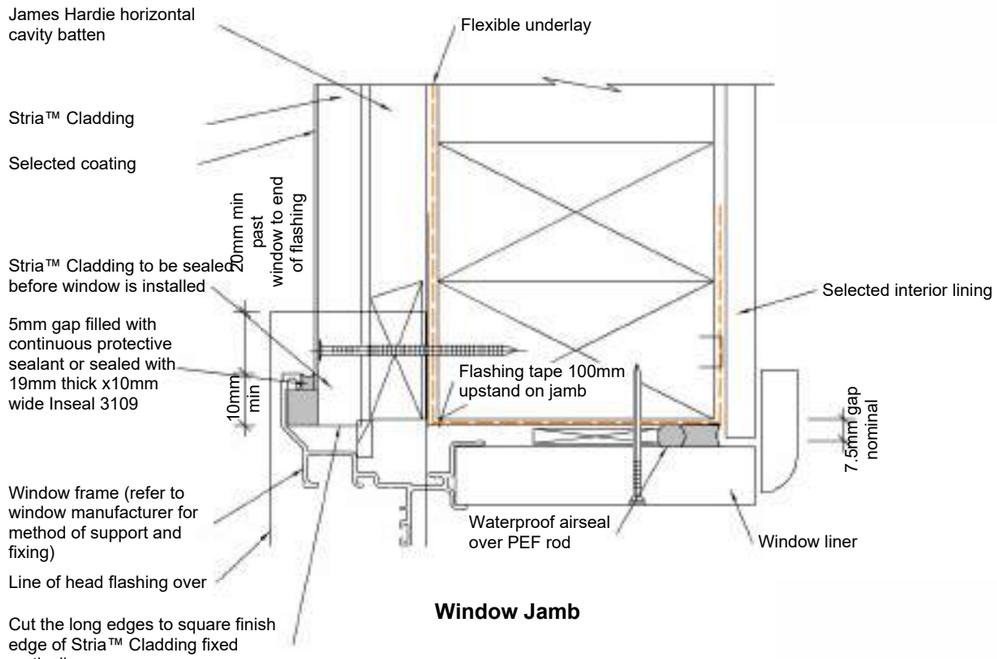

Flexible underlay
Proprietary tape or alternatively additional layer of flexible underlay over head flashing
Stria™ Cladding
James Hardie horizontal cavity batten
James Hardie uPVC vent strip
One piece head flashing with 15˚ slope
5mm gap
Site cut edge to be sealed
Butt the ends of head flashing against timber cavity batten and seal the joint
Flashing tape over flexible underlay required in corners only
Window frame (refer to window manufacturer for method of support and fixing)
10mm min cover
*25mm
15mm
35mm minimum cover
Lintel
Selected interior lining
*This dimension must be checked on site with joinery manufacturer
Waterproof airseal over PEF rod
Window liner
7.5mm gap nominal to allow for head deflection and airseal

Figure 10Window Head


Window frame (refer to window manufacturer for method of support and fixing)
Window liner
Flexible flashing tape wrapped over window sill to minimum requirements as per flexible tape manufacturer
Waterproof airseal to perimeter of trim cavity with expandable foam or sealant over PEF rod as per section 9.1.6 of E2/AS1
Window support as supplied by window manufacturer
10mm min
7.5mm gap nominal
Edge of cladding and vertical section under window flange to be sealed before window is installed.
5mm min
Selected interior lining
James Hardie horizontal cavity batten
Stria™ Cladding
Selected coating
Flexible underlay

Window Sill


James Hardie horizontal cavity batten
Flexible underlay
Stria™ Cladding
Selected coating
20mm min past window to end of flashing
Stria™ Cladding to be sealed before window is installed
5mm gap filled with continuous protective sealant or sealed with 19mm thick x10mm wide Inseal 3109
10mm min
Selected interior lining
Flashing tape 100mm upstand on jamb
7.5mm gap nominal
Window frame (refer to window manufacturer for method of support and fixing)
Waterproof airseal over PEF rod
Window liner
Line of head flashing over
Cut the long edges to square finish edge of Stria™ Cladding fixed vertically

Window Jamb

Note: All site cut edges to be sealed

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1 Stria Window Details
1 : 2 @A3

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DRAWING TITLE
Stria Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 2

JOB # 17
DRAWING NO. A15-S609
REV. BC

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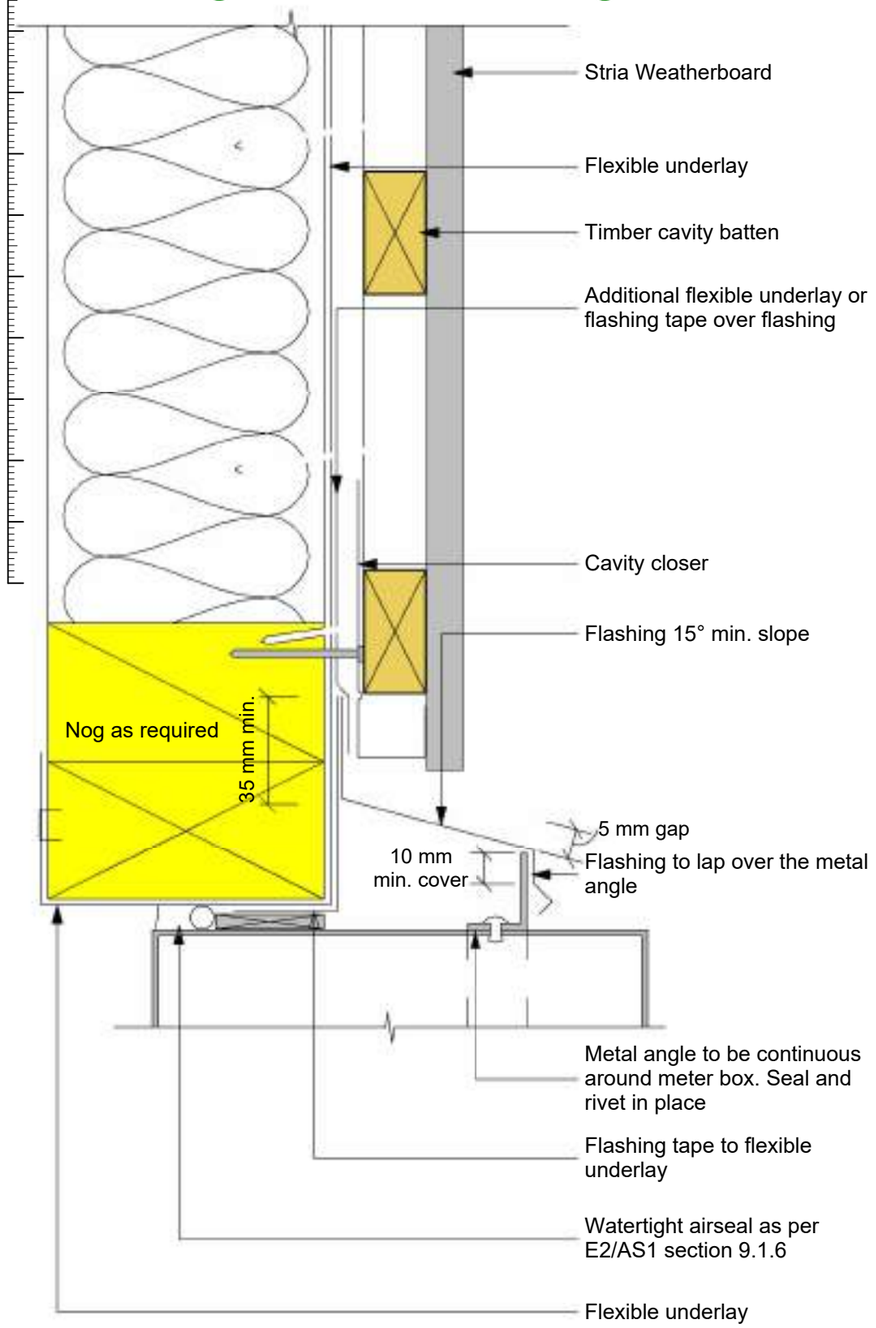
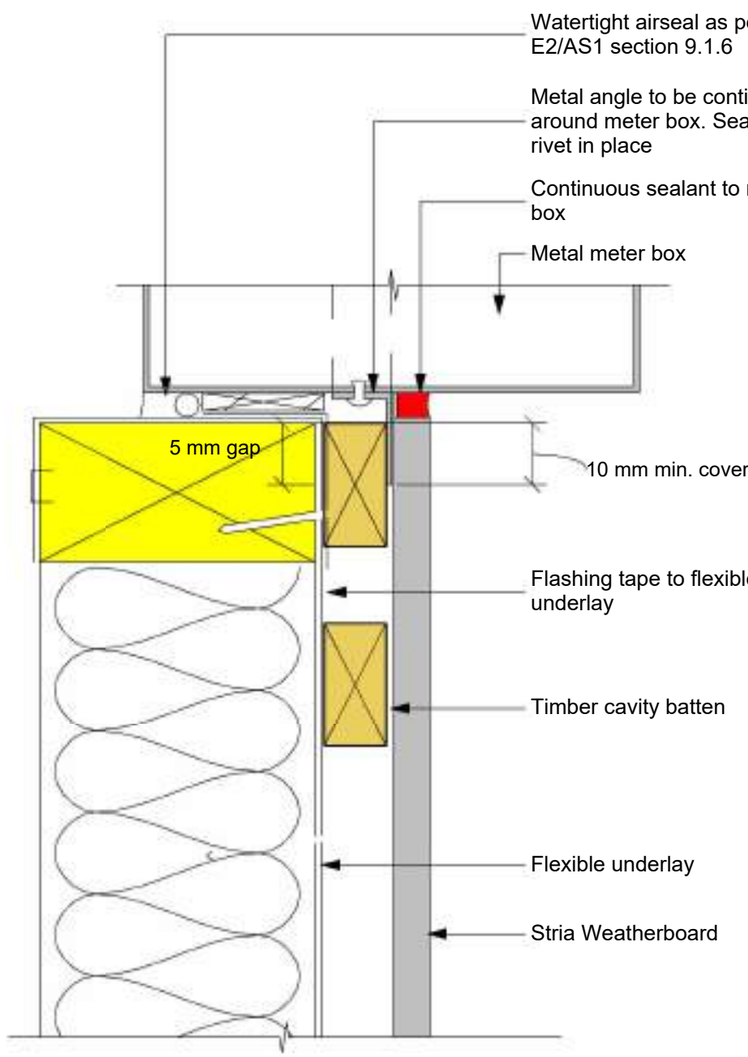

Stria Weatherboard
Flexible underlay
Timber cavity batten
Additional flexible underlay or flashing tape over flashing
Cavity closer
Flashing 15° min. slope
Nog as required
35 mm min.
5 mm gap
10 mm min. cover
Flashing to lap over the metal angle
Metal angle to be continuous around meter box. Seal and rivet in place
Flashing tape to flexible underlay
Watertight airseal as per E2/AS1 section 9.1.6
Flexible underlay

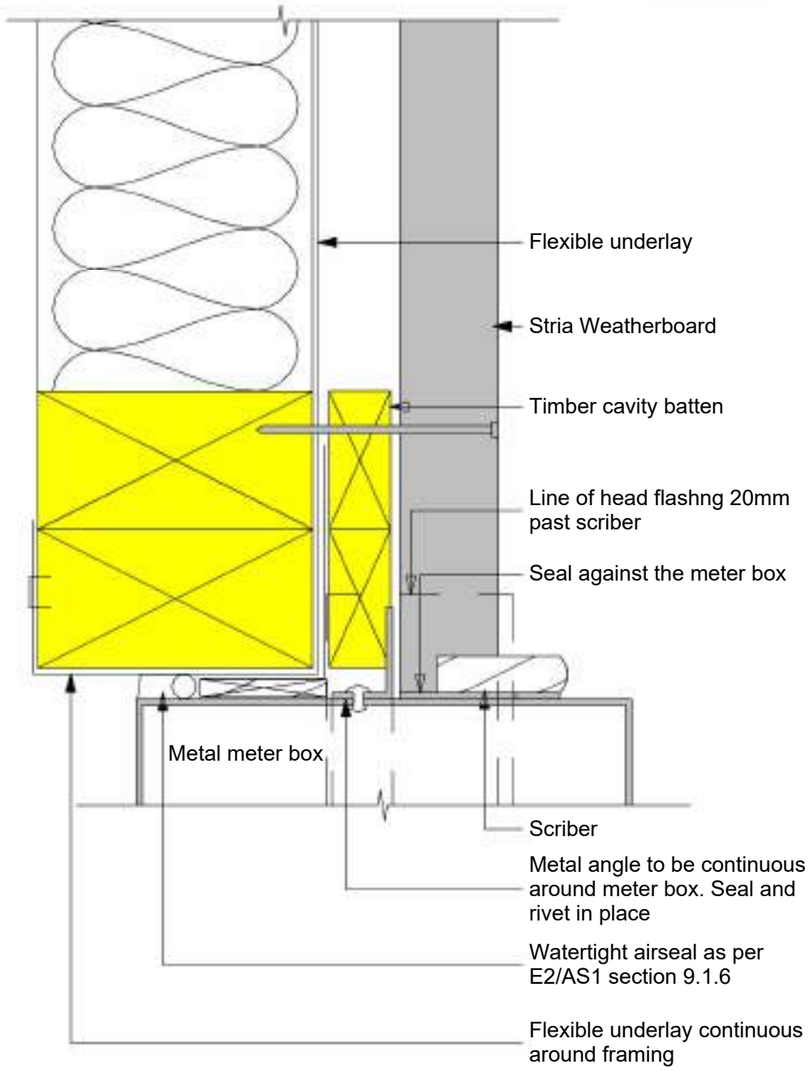
Note:
When James Hardie rigid air barrier is used flashing tape to be applied to the entire opening

1 Stria Metre Box Head Detail
1 : 2 @A3


Watertight airseal as per E2/AS1 section 9.1.6
Metal angle to be continuous around meter box. Seal and rivet in place
Continuous sealant to meter box
Metal meter box
5 mm gap
10 mm min. cover
Flashing tape to flexible underlay
Timber cavity batten
Flexible underlay
Stria Weatherboard

Note: Site cut edges to be primed

2 Stria Metre Box Sill Detail
1 : 2 @A3


Flexible underlay
Stria Weatherboard
Timber cavity batten
Line of head flashng 20mm past scriber
Seal against the meter box
Metal meter box
Scriber
Metal angle to be continuous around meter box. Seal and rivet in place
Watertight airseal as per E2/AS1 section 9.1.6
Flexible underlay continuous around framing

Note:
Site cut edges to be primed

3 Stria Metre Box Jamb Detail
1 : 2 @A3

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POHUTUKAWA CONSTRUCTION LIMITED
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Stage 7 Lot 228

SCALE @ A3
1 : 2

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DRAWING NO. A15-S610
REV. BC

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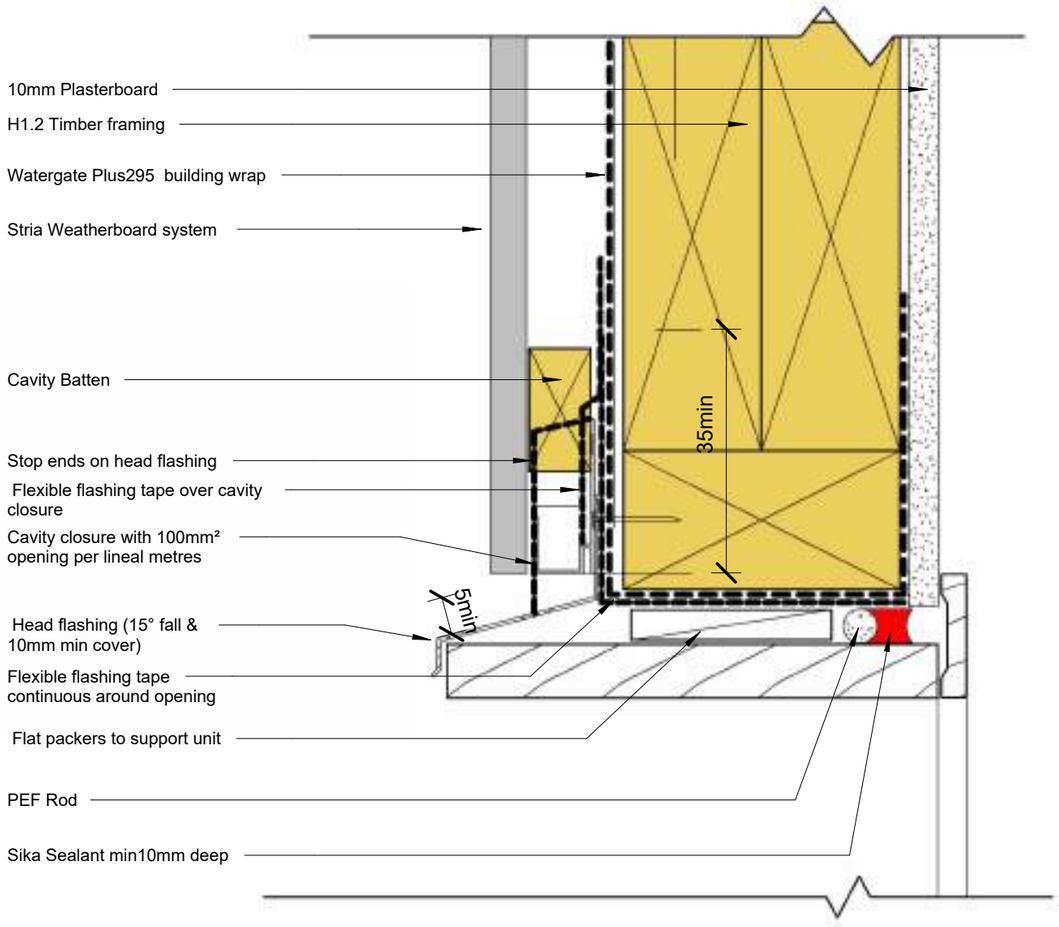
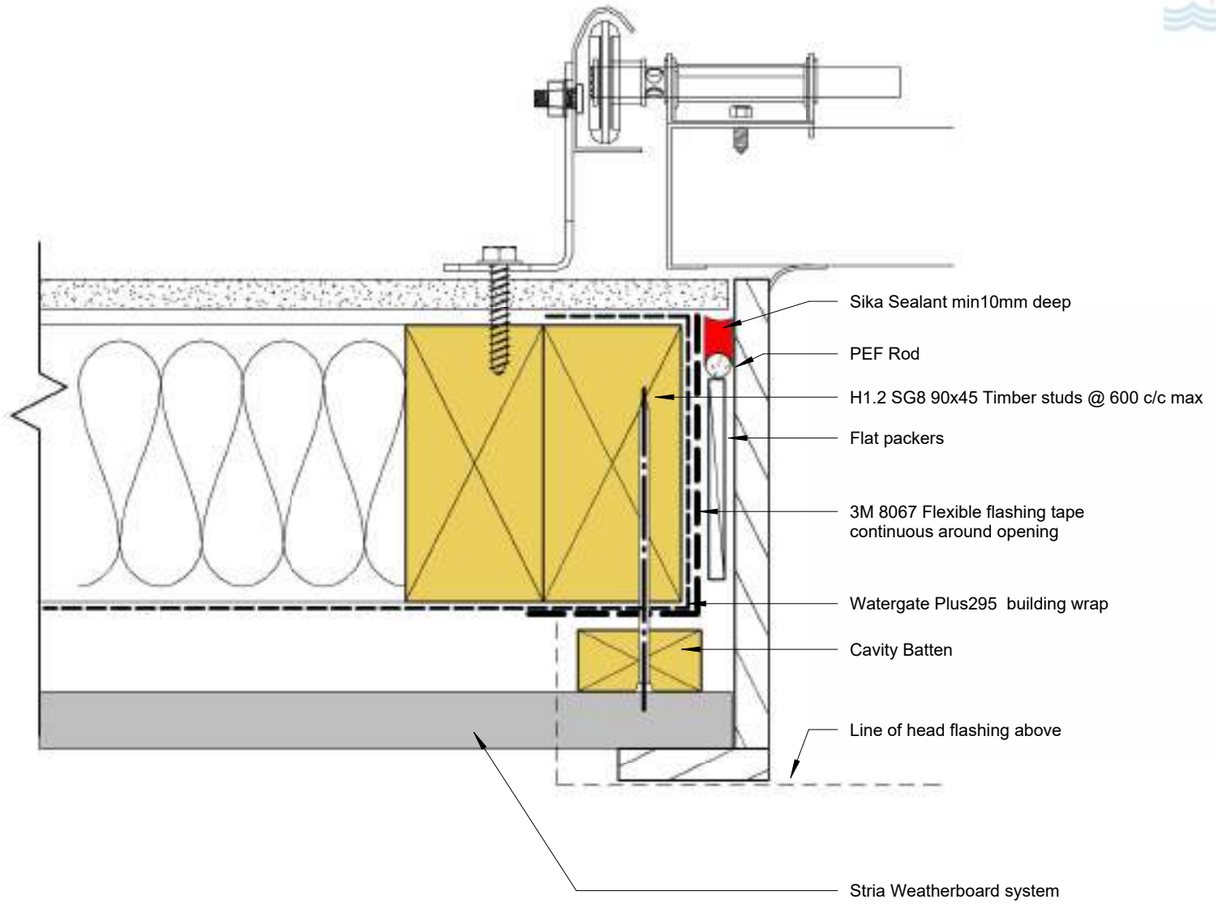

10mm Plasterboard
H1.2 Timber framing
Watergate Plus295 building wrap
Stria Weatherboard system
Cavity Batten
Stop ends on head flashing
Flexible flashing tape over cavity closure
Cavity closure with 100mm² opening per lineal metres
Head flashing (15° fall & 10mm min cover)
Flexible flashing tape continuous around opening
Flat packers to support unit
PEF Rod
Sika Sealant min10mm deep
35min
5min

1 Stria Cladding Garage Head Detail
1 : 2 @A3


Sika Sealant min10mm deep
PEF Rod
H1.2 SG8 90x45 Timber studs @ 600 c/c max
Flat packers
3M 8067 Flexible flashing tape continuous around opening
Watergate Plus295 building wrap
Cavity Batten
Line of head flashing above
Stria Weatherboard system

2 Stria Cladding Garage Jamb Detail
1 : 2 @A3

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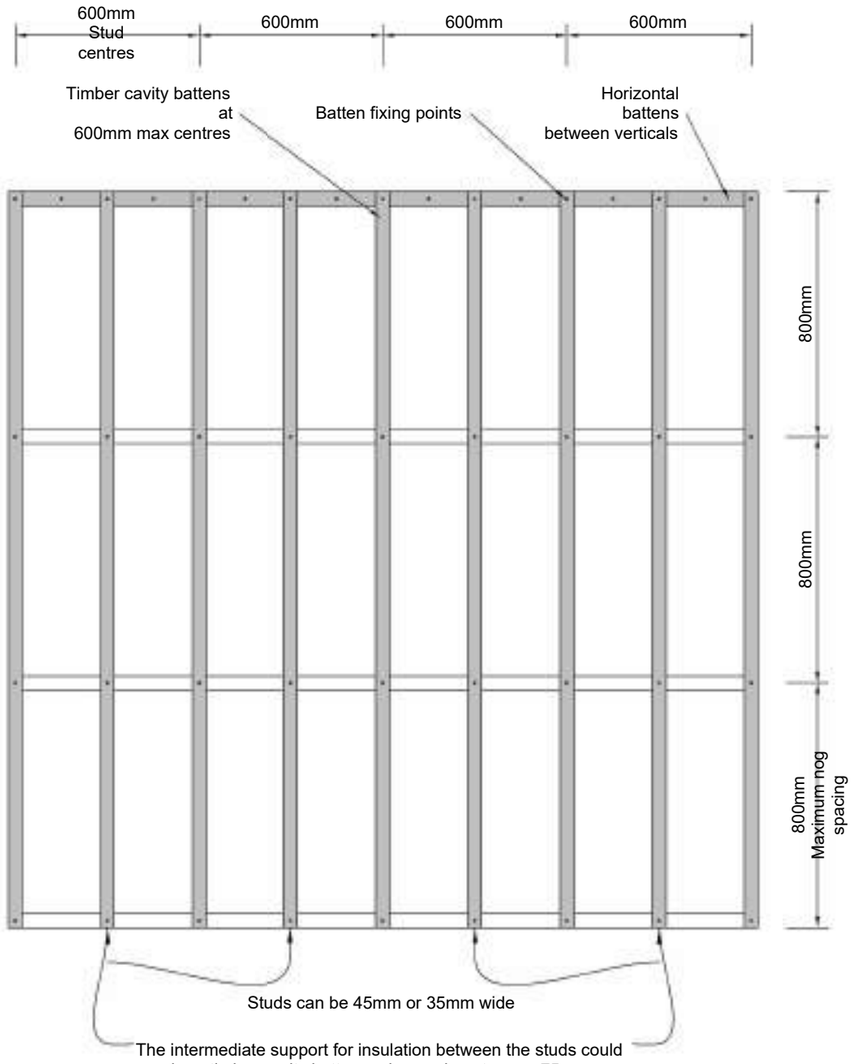
DRAWING TITLE
Stria Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

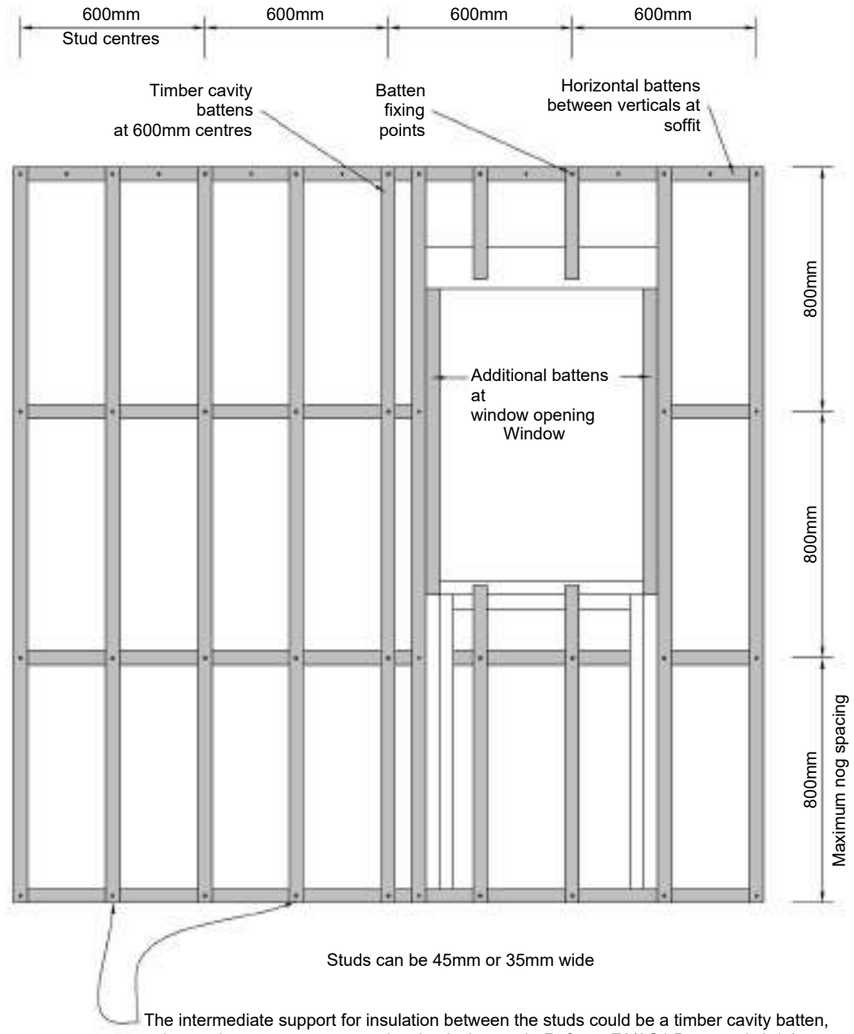
SCALE @ A3
1 : 2

JOB # 17
DRAWING NO. A15-S611
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023



TIMBER CAVITY BATTEN FIXING



TIMBER CAVITY BATTEN LAYOUT AT WINDOW OPENING

BC

1 Framing Set-Out for HZ WB
1 : 20 @A3

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DRAWING TITLE
Linea Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 20

JOB # 17
DRAWING NO. A16-L601
REV. BC

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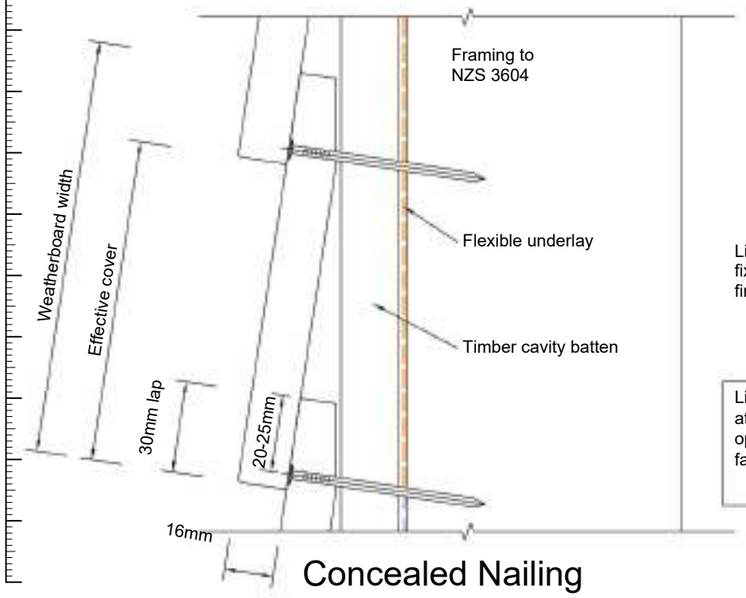


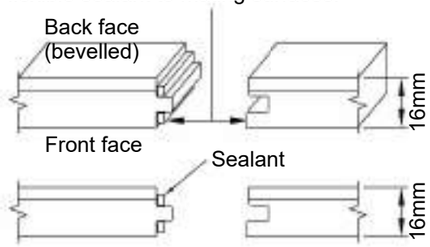
Linea Weatherboards to be top fixed at studs at 90° to face, finish flush.

Linea® Weatherboards to be face fixed at corners and down window and door openings using jolt head nails at 90° to face, punch 2mm below surface and fill.

Concealed Nailing

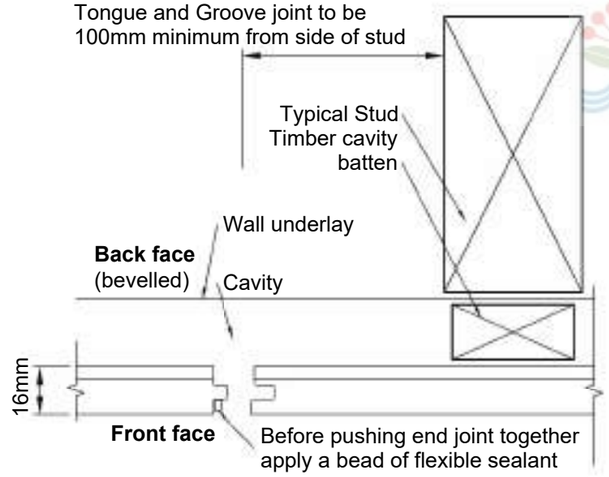
1 WB Fixing
1 : 2 @A3

Before pushing end joint together apply a bead of flexible sealant to mating surfaces.



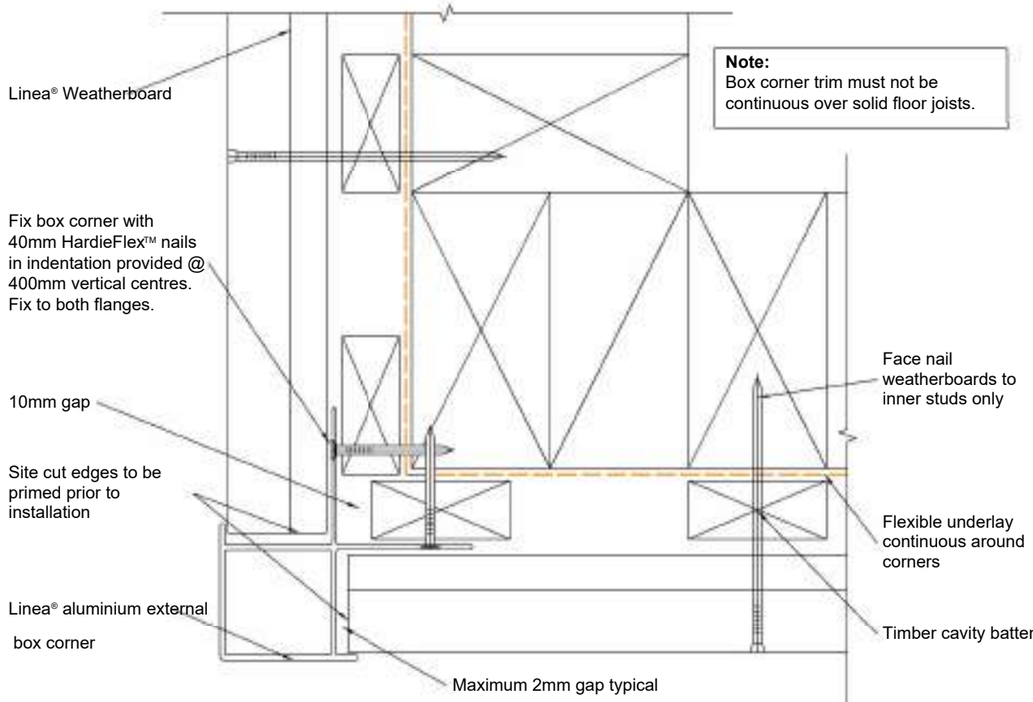
Tongue & Groove Joint

Tongue and Groove joint to be 100mm minimum from side of stud



Jointing Off Stud

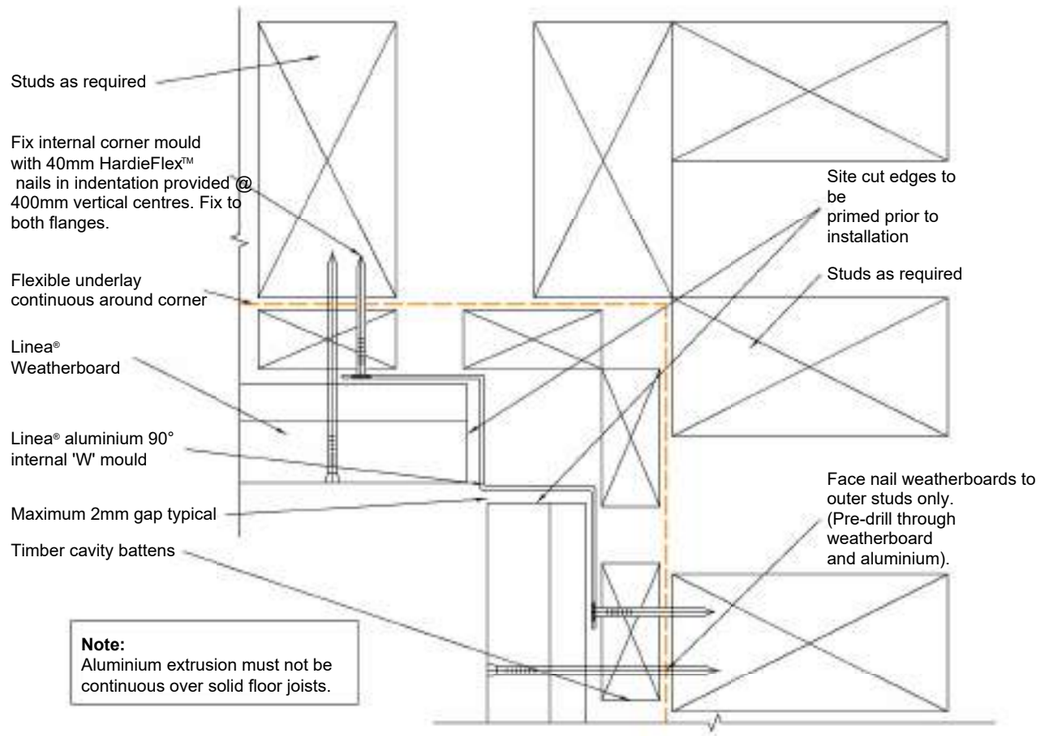
TIMBER CAVITY WEATHERBOARD FIXING



Note:
Box corner trim must not be continuous over solid floor joists.

TIMBER CAVITY ALUMINIUM BOX CORNER

2 WB External Corner
1 : 2 @A3



Note:
Aluminium extrusion must not be continuous over solid floor joists.

TIMBER CAVITY INTERNAL 90° ALUMINIUM 'W' MOULD CORNER

3 WB Internal Corner
1 : 2 @A3

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NOTE:
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All dimensions to be confirmed

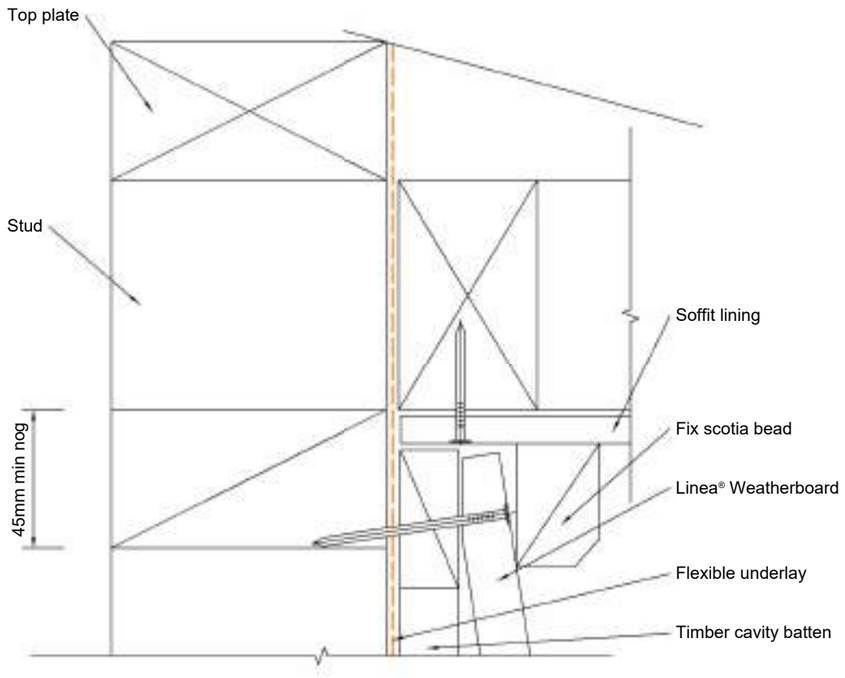
DRAWING TITLE
Linea Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 2

JOB # 17
DRAWING NO. A16-L602
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023



TIMBER CAVITY SOFFIT JUNCTION
Scale 1:2

1 WB to HZ Soffit
1 : 2 @A3

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DRAWING TITLE
Linea Details

CLIENT / PROJECT
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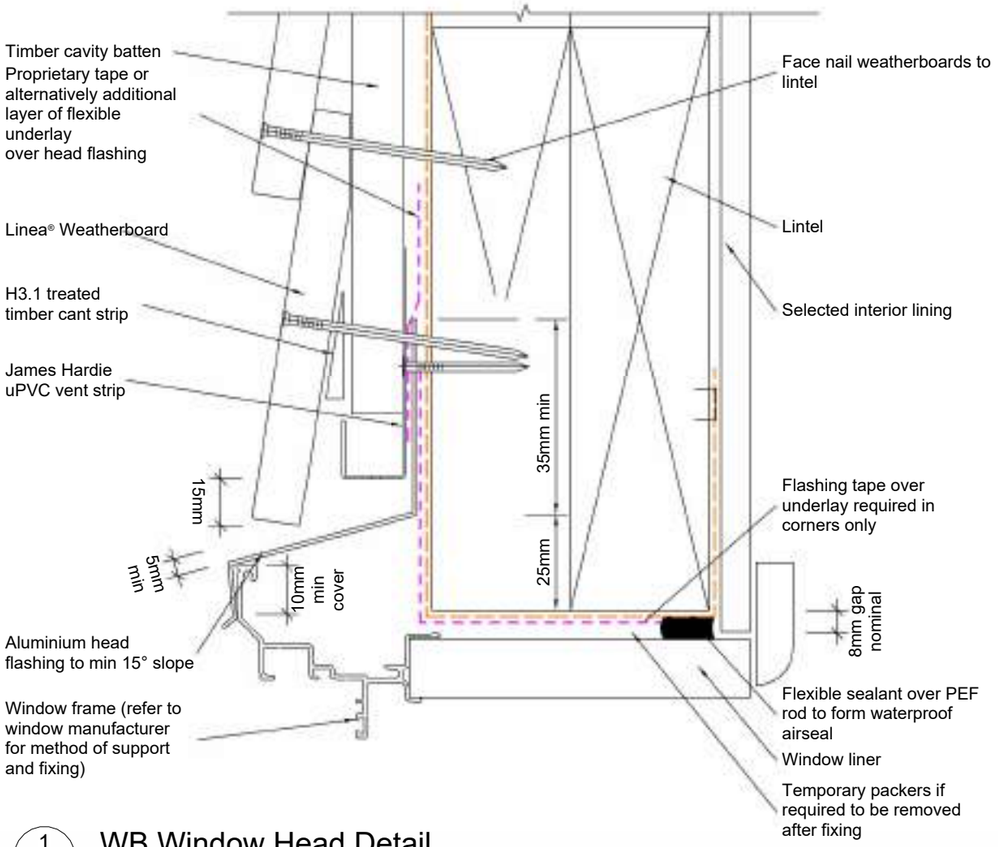
Proposed Dwelling
Stage 7 Lot 228

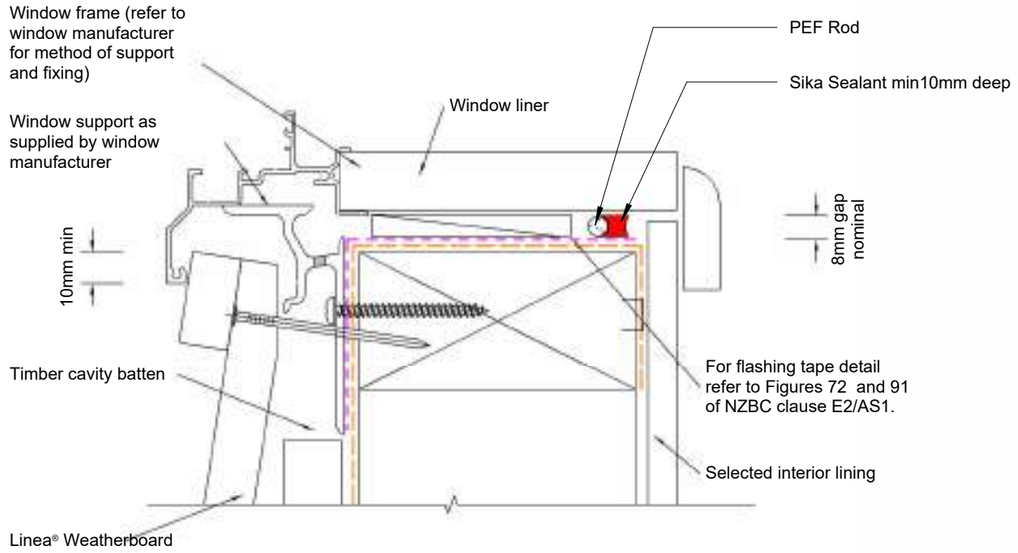
SCALE @ A3
1 : 2

JOB #	DRAWING NO.	REV.
17	A16-L603	BC

BCO10364646 Received by Auckland Council 16/03/2023


Timber cavity batten
Proprietary tape or alternatively additional layer of flexible underlay over head flashing
Linea® Weatherboard
H3.1 treated timber cant strip
James Hardie uPVC vent strip
15mm
5mm min
10mm min cover
Aluminium head flashing to min 15° slope
Window frame (refer to window manufacturer for method of support and fixing)
Face nail weatherboards to lintel
Lintel
Selected interior lining
35mm min
25mm
Flashing tape over underlay required in corners only
8mm gap nominal
Flexible sealant over PEF rod to form waterproof airseal
Window liner
Temporary packers if required to be removed after fixing

1 WB Window Head Detail
1 : 2 @A3

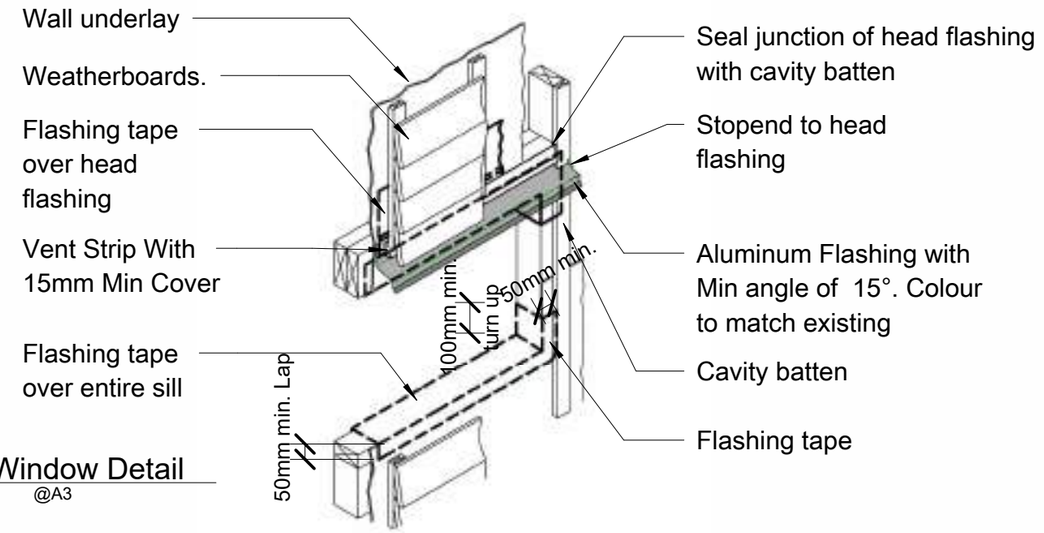

Window frame (refer to window manufacturer for method of support and fixing)
Window support as supplied by window manufacturer
10mm min
Timber cavity batten
Linea® Weatherboard
PEF Rod
Sika Sealant min10mm deep
Window liner
8mm gap nominal
For flashing tape detail refer to Figures 72 and 91 of NZBC clause E2/AS1.
Selected interior lining

General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC clause E2/AS1.
2. Flexible underlay must comply with acceptable solution E2/AS1.
3. Flashing tape must have proven compatibility with the selected flexible underlay / James Hardies rigid air barrier and other materials with which it comes into contact.
4. Sill support bars must comply with EM6, E2/VM1 and B2/AS1

Refer to the manufacturer or supplier for technical information for these materials .

2 WB Window Sill Detail
1 : 2 @A3


Wall underlay
Weatherboards.
Flashing tape over head flashing
Vent Strip With 15mm Min Cover
Flashing tape over entire sill
Seal junction of head flashing with cavity batten
Stopend to head flashing
Aluminum Flashing with Min angle of 15°. Colour to match existing
Cavity batten
Flashing tape
100mm min turn up
50mm min.
50mm min. Lap

3 3D WB Window Detail
1 : 20 @A3

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All dimensions to be confirmed

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CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
As indicated

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17	A16-L604	BC

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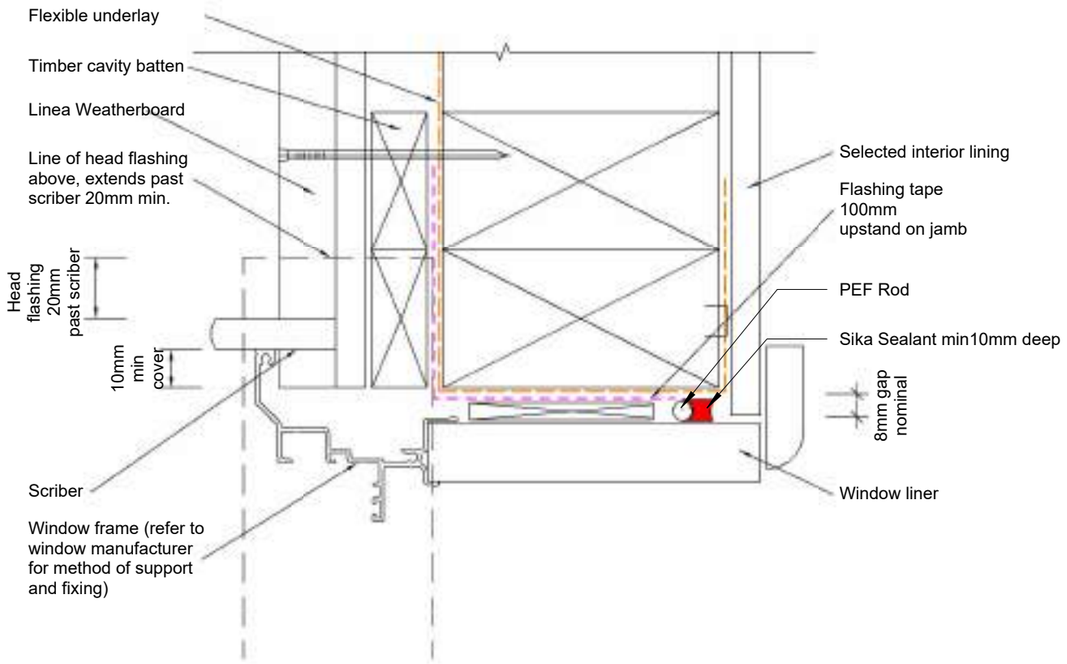
Flexible underlay
Timber cavity batten
Linea Weatherboard
Line of head flashing above, extends past scriber 20mm min.
Head flashing 20mm past scriber
10mm min cover
Scriber
Window frame (refer to window manufacturer for method of support and fixing)
Selected interior lining
Flashing tape 100mm upstand on jamb
PEF Rod
Sika Sealant min10mm deep
8mm gap nominal
Window liner

1 WB Window Jamb Detail
1 : 2 @A3

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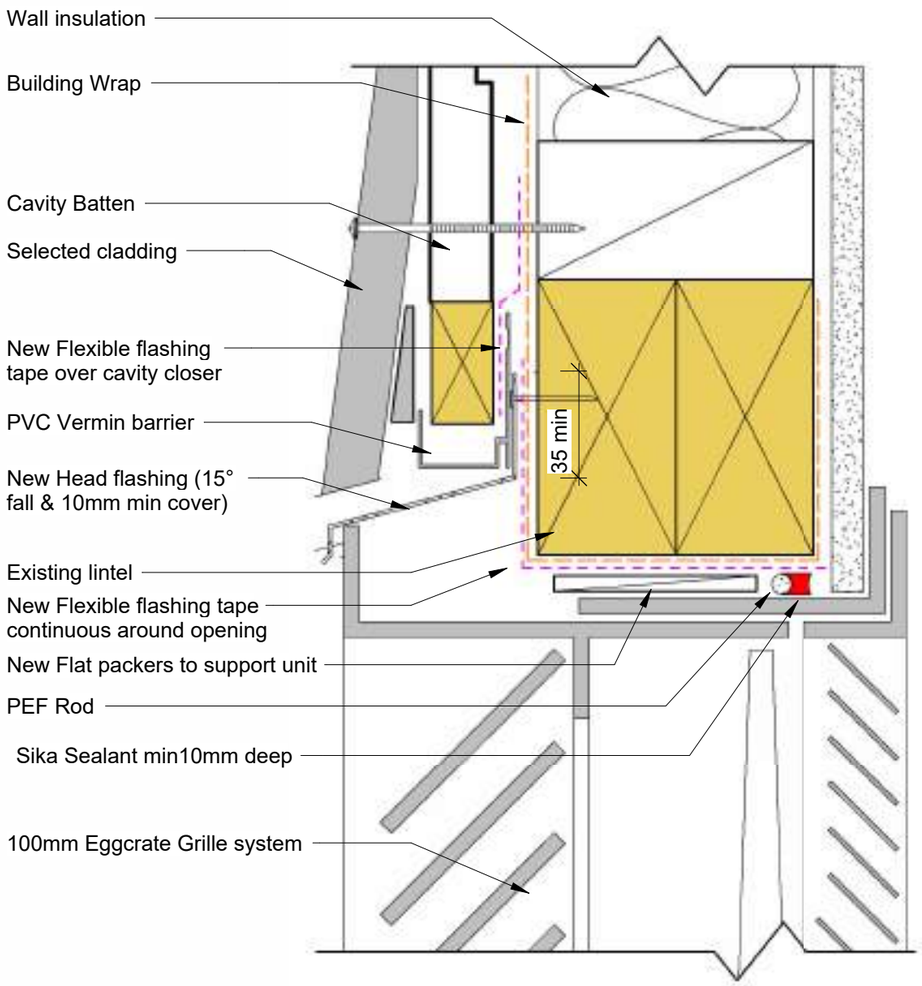
Linea Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

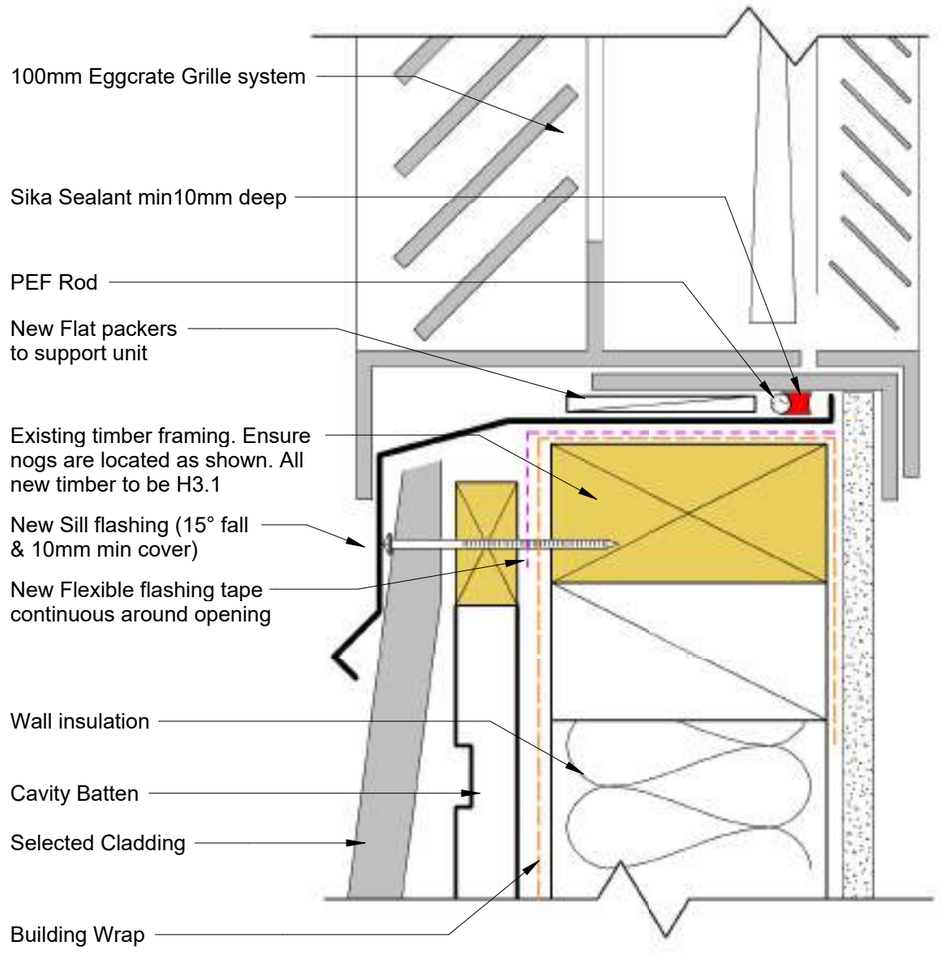
SCALE @ A3
1 : 2

JOB # 17
DRAWING NO. A16-L605
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023



1 WB - Vent Head Detail1
1 : 2 @A3


100mm Eggcrate Grille system
Sika Sealant min10mm deep
PEF Rod
New Flat packers to support unit
Existing timber framing. Ensure nogs are located as shown. All new timber to be H3.1
New Sill flashing (15° fall & 10mm min cover)
New Flexible flashing tape continuous around opening
Wall insulation
Cavity Batten
Selected Cladding
Building Wrap

2 WB - Vent Sill Detail1
1 : 2 @A3

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Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 2

JOB # 17
DRAWING NO. A16-L606
REV. BC

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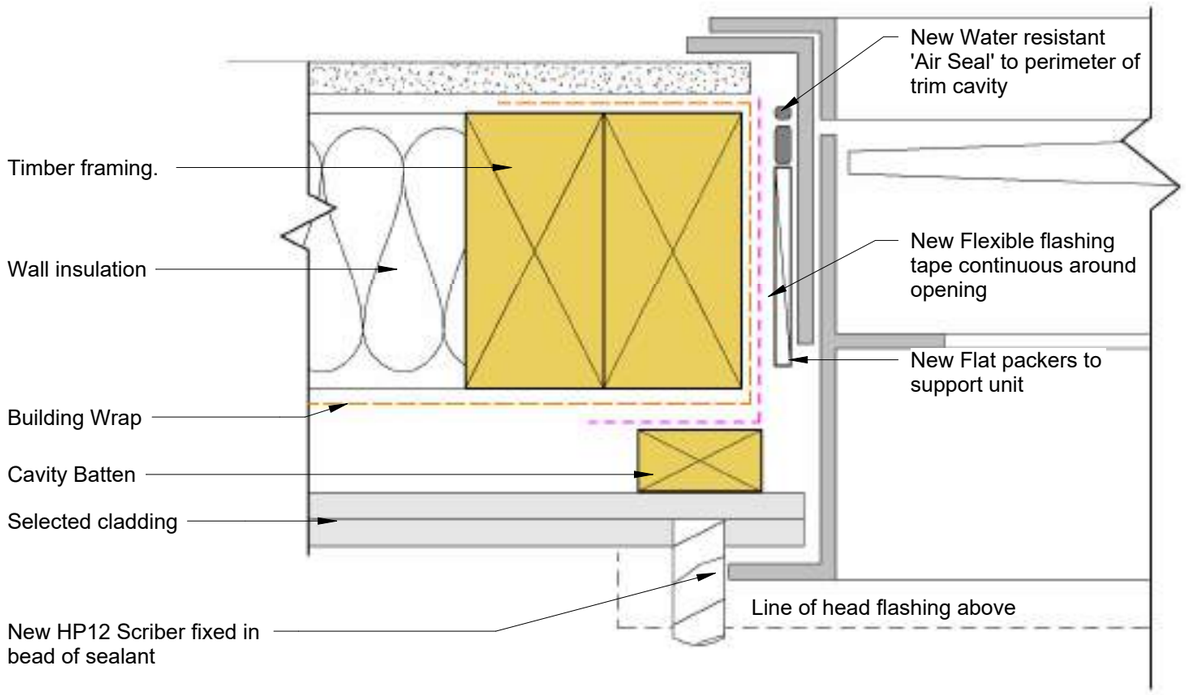
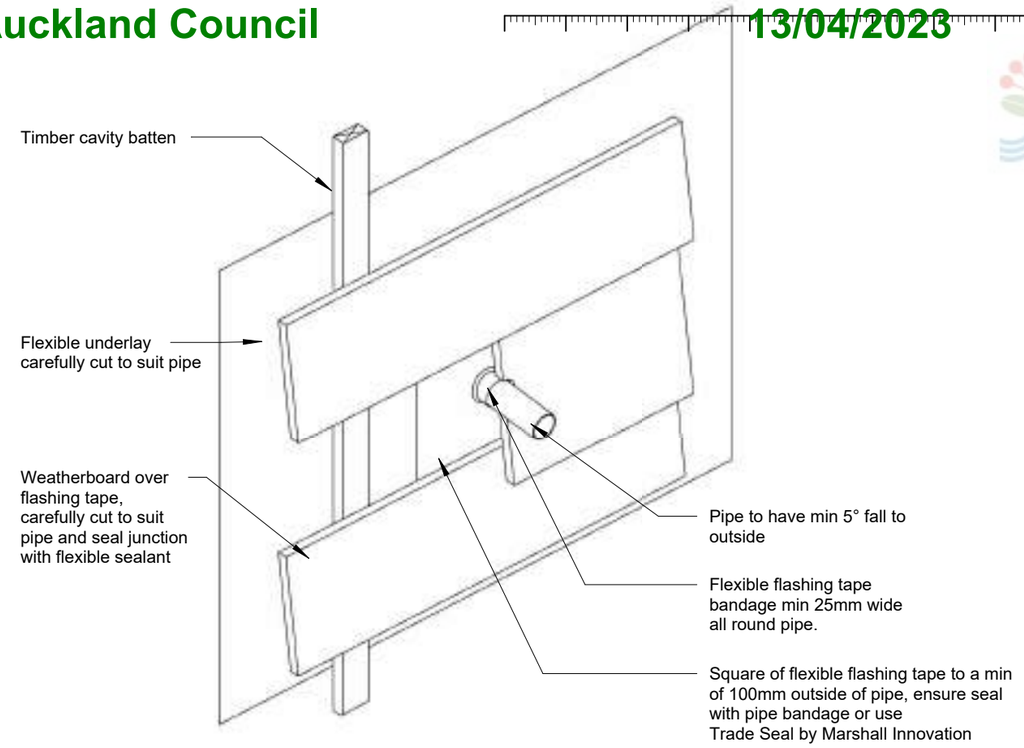

Timber framing.
Wall insulation
Building Wrap
Cavity Batten
Selected cladding
New HP12 Scriber fixed in bead of sealant
New Water resistant 'Air Seal' to perimeter of trim cavity
New Flexible flashing tape continuous around opening
New Flat packers to support unit
Line of head flashing above

1 WB - Vent Jamb Detail1
1 : 2 @A3


Timber cavity batten
Flexible underlay carefully cut to suit pipe
Weatherboard over flashing tape, carefully cut to suit pipe and seal junction with flexible sealant
Pipe to have min 5° fall to outside
Flexible flashing tape bandage min 25mm wide all round pipe.
Square of flexible flashing tape to a min of 100mm outside of pipe, ensure seal with pipe bandage or use Trade Seal by Marshall Innovation

2 WB Pipe Penetration Detail
1 : 10 @A3

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Stage 7 Lot 228

SCALE @ A3
As indicated

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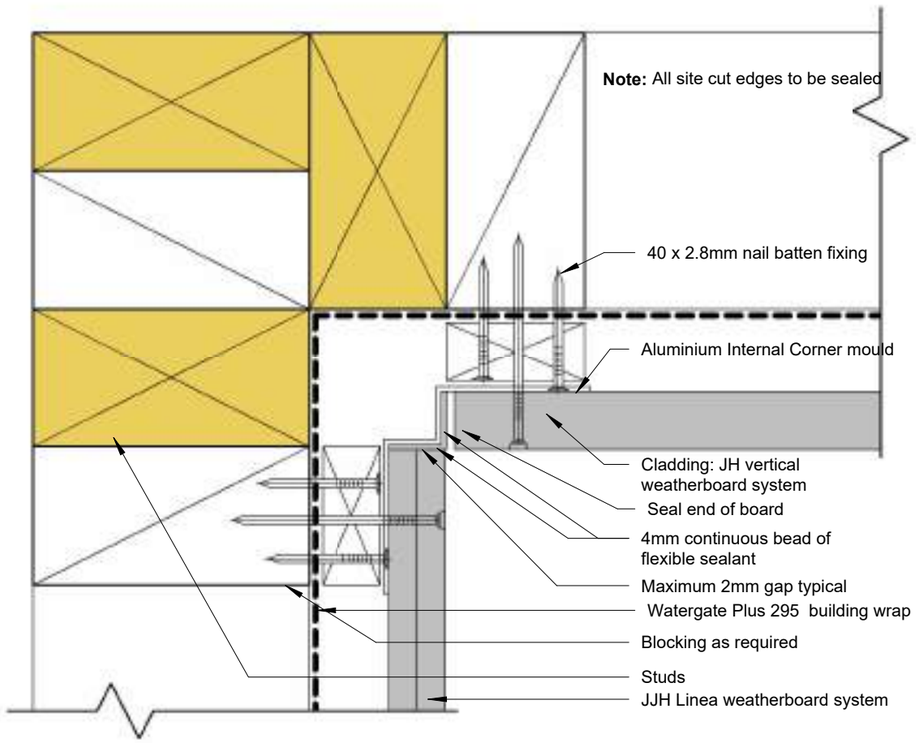
Note: All site cut edges to be sealed
40 x 2.8mm nail batten fixing
Aluminium Internal Corner mould
Cladding: JH vertical weatherboard system
Seal end of board
4mm continuous bead of flexible sealant
Maximum 2mm gap typical
Watergate Plus 295 building wrap
Blocking as required
Studs
JJH Linea weatherboard system

1 Stria to Linea Internal Corner Detail
1 : 2 @A3

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DRAWING TITLE
Linea to Stria Details

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SCALE @ A3
1 : 2

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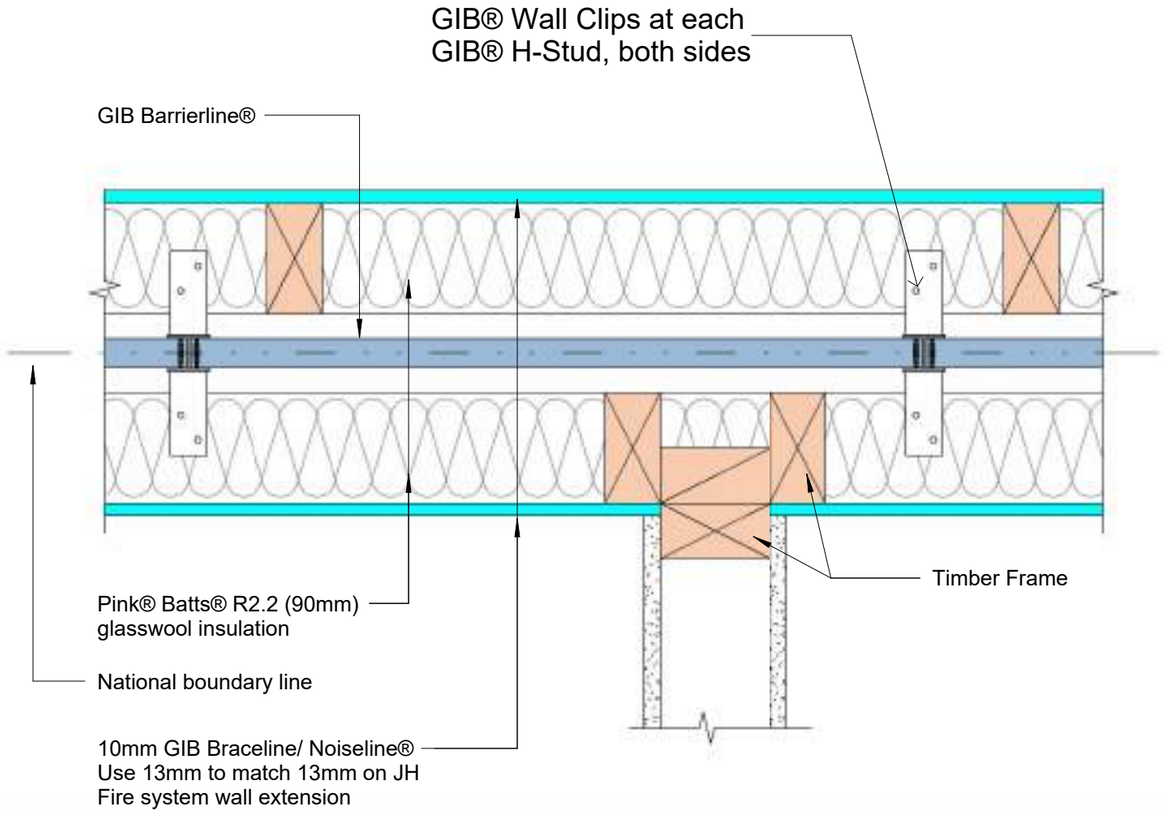
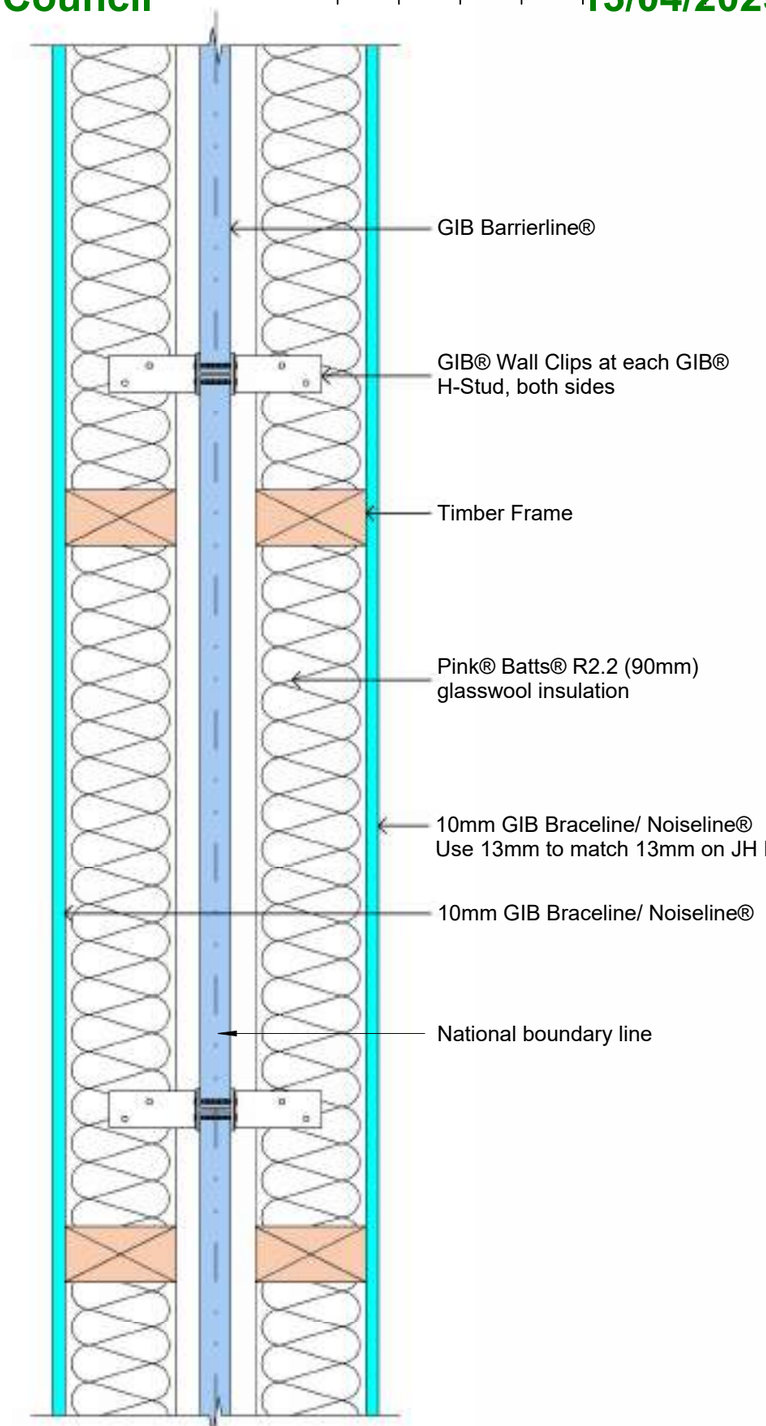


1 GNS110-Detail-for-Junction-with-Non-Fire-Rated-Wall-Plan-View1
1 : 5 @A3


GIB Barrierline®
GIB® Wall Clips at each GIB®
H-Stud, both sides
Timber Frame
Pink® Batts® R2.2 (90mm)
glasswool insulation
10mm GIB Braceline/ Noiseline®
Use 13mm to match 13mm on JH Fire system wall extens
10mm GIB Braceline/ Noiseline®
National boundary line

2 GBTLAB 60b Wall Plan Detail 1
1 : 5 @A3

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SCALE @ A3
1 : 5

JOB # 17
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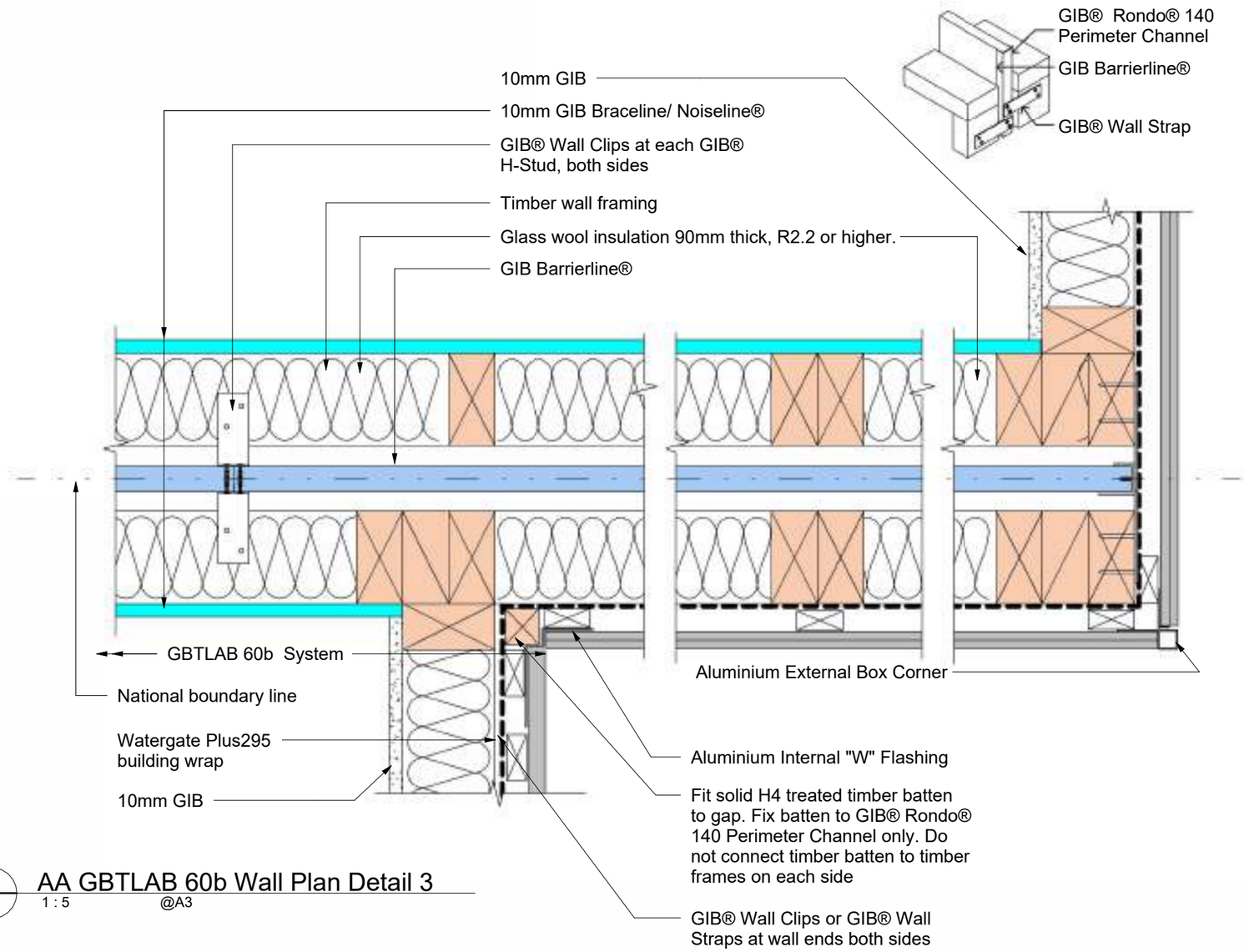

1 AA GBTLAB 60b Wall Plan Detail 3
1 : 5 @A3

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Stage 7 Lot 228

SCALE @ A3
1 : 5

JOB # 17
DRAWING NO. F02
REV. BC

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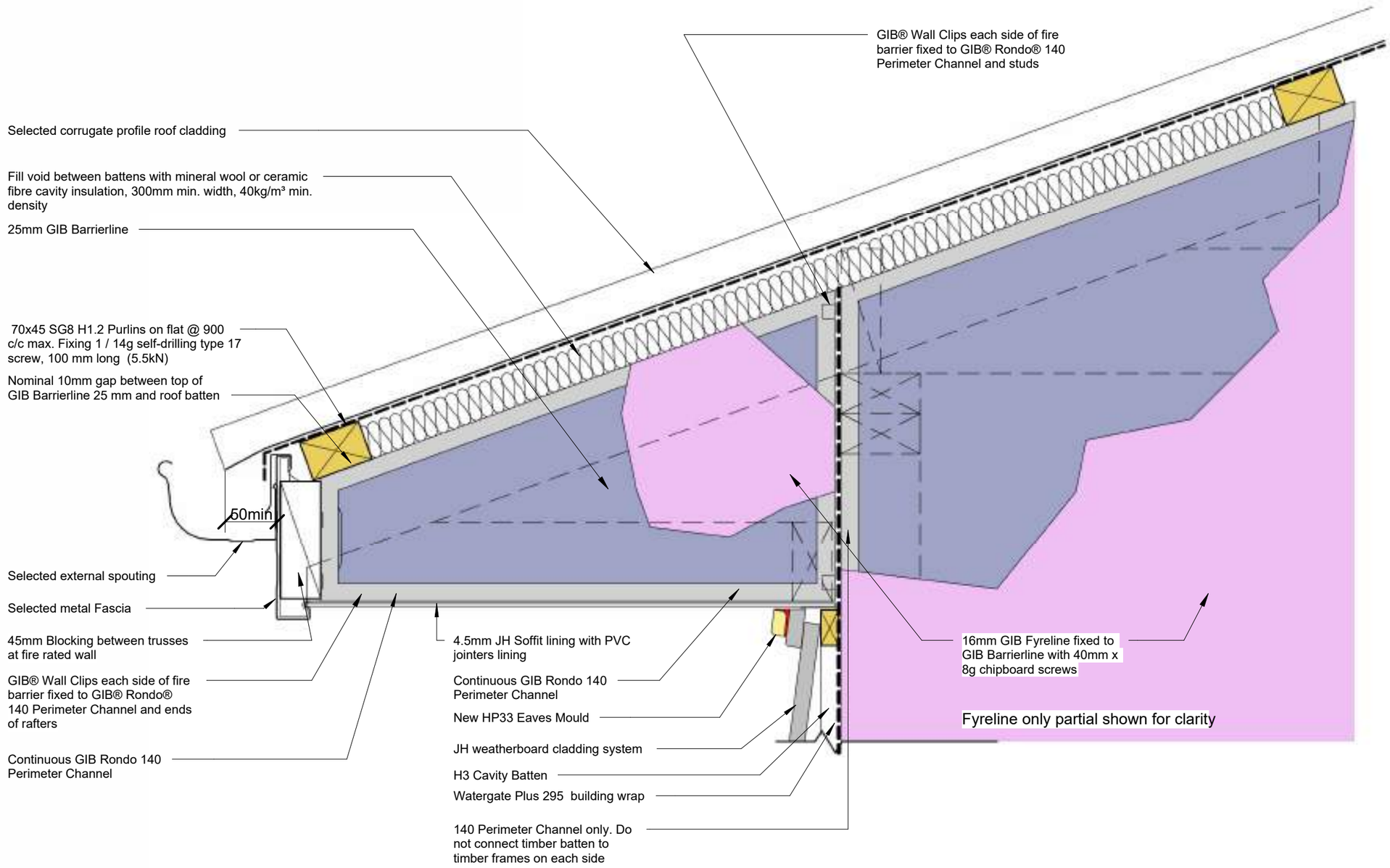
GIB® Wall Clips each side of fire barrier fixed to GIB® Rondo® 140 Perimeter Channel and studs
Selected corrugate profile roof cladding
Fill void between battens with mineral wool or ceramic fibre cavity insulation, 300mm min. width, 40kg/m³ min. density
25mm GIB Barrierline
70x45 SG8 H1.2 Purlins on flat @ 900 c/c max. Fixing 1 / 14g self-drilling type 17 screw, 100 mm long (5.5kN)
Nominal 10mm gap between top of GIB Barrierline 25 mm and roof batten
50min
Selected external spouting
Selected metal Fascia
45mm Blocking between trusses at fire rated wall
GIB® Wall Clips each side of fire barrier fixed to GIB® Rondo® 140 Perimeter Channel and ends of rafters
Continuous GIB Rondo 140 Perimeter Channel
4.5mm JH Soffit lining with PVC jointers lining
Continuous GIB Rondo 140 Perimeter Channel
New HP33 Eaves Mould
JH weatherboard cladding system
H3 Cavity Batten
Watergate Plus 295 building wrap
140 Perimeter Channel only. Do not connect timber batten to timber frames on each side
16mm GIB Fyreline fixed to GIB Barrierline with 40mm x 8g chipboard screws
Fyreline only partial shown for clarity

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1 Intertenancy Eave Detail 1
1 : 5 @A3

NOTE: Refer GIB Systems for further detail or GIB® HELPLINE 0800 100 442 OR GIB.CO.NZ FOR MORE INFO

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Stage 7 Lot 228

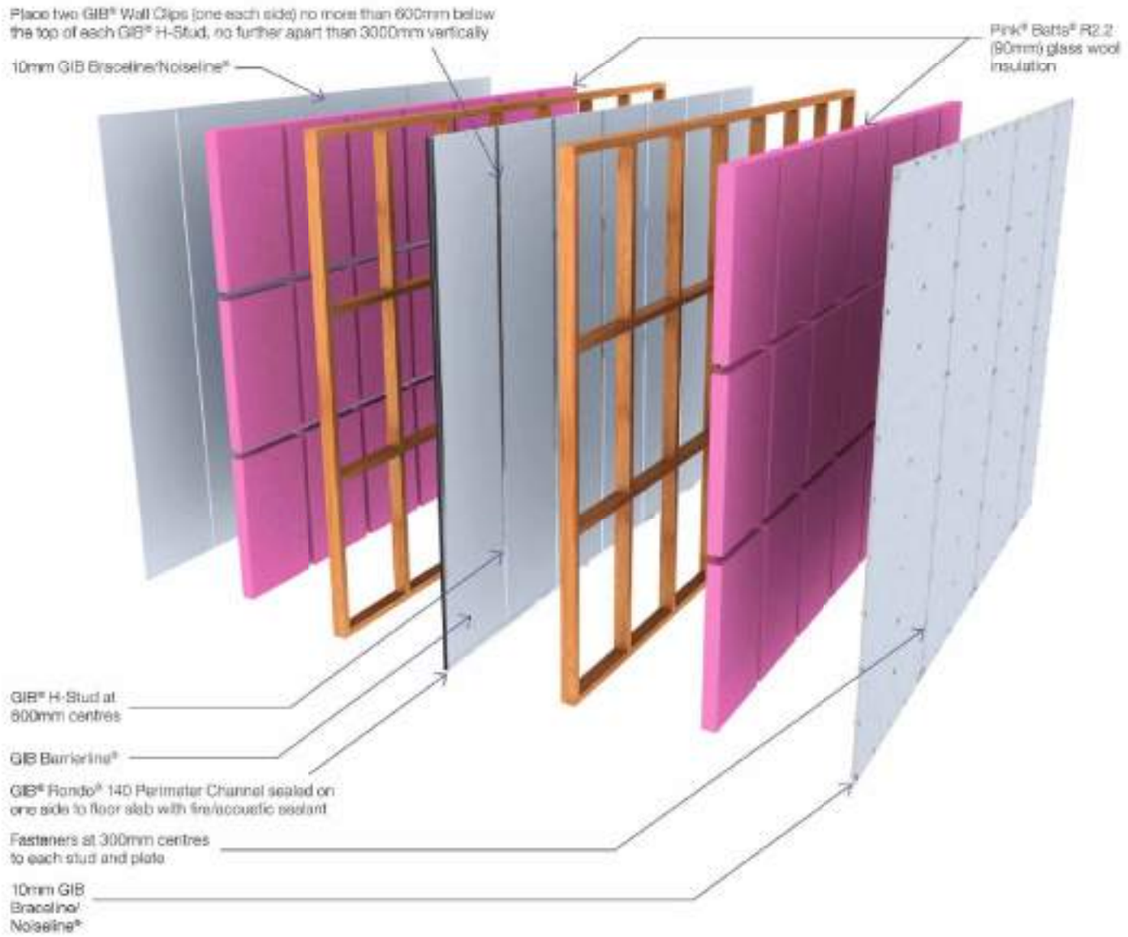
SCALE @ A3
1 : 5

JOB # 17
DRAWING NO. F03
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023

Two Way FRR – Double Timber Frame with Central Barrier

Specification number	Loadbearing capacity	STC	Rw	FRR	Lining requirements	Weight of system (kg/m2)
GBTLAB 60b	LB	64	63	60/60/60	1 x 10mm GIB Braceline/Noiseline®	55


Place two GIB® Wall Clips (one each side) no more than 600mm below the top of each GIB® H-Stud, no further apart than 3000mm vertically
10mm GIB Braceline/Noiseline®
Pink® Batts® R2.2 (90mm) glass wool insulation
GIB® H-Stud at 600mm centres
GIB Barrierline®
GIB® Rondo® 140 Perimeter Channel sealed on one side to floor slab with fire/acoustic sealant
Fasteners at 300mm centres to each stud and plate
10mm GIB Braceline/ Noiseline®

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Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 100

JOB # 17
DRAWING NO. F04
REV. BC

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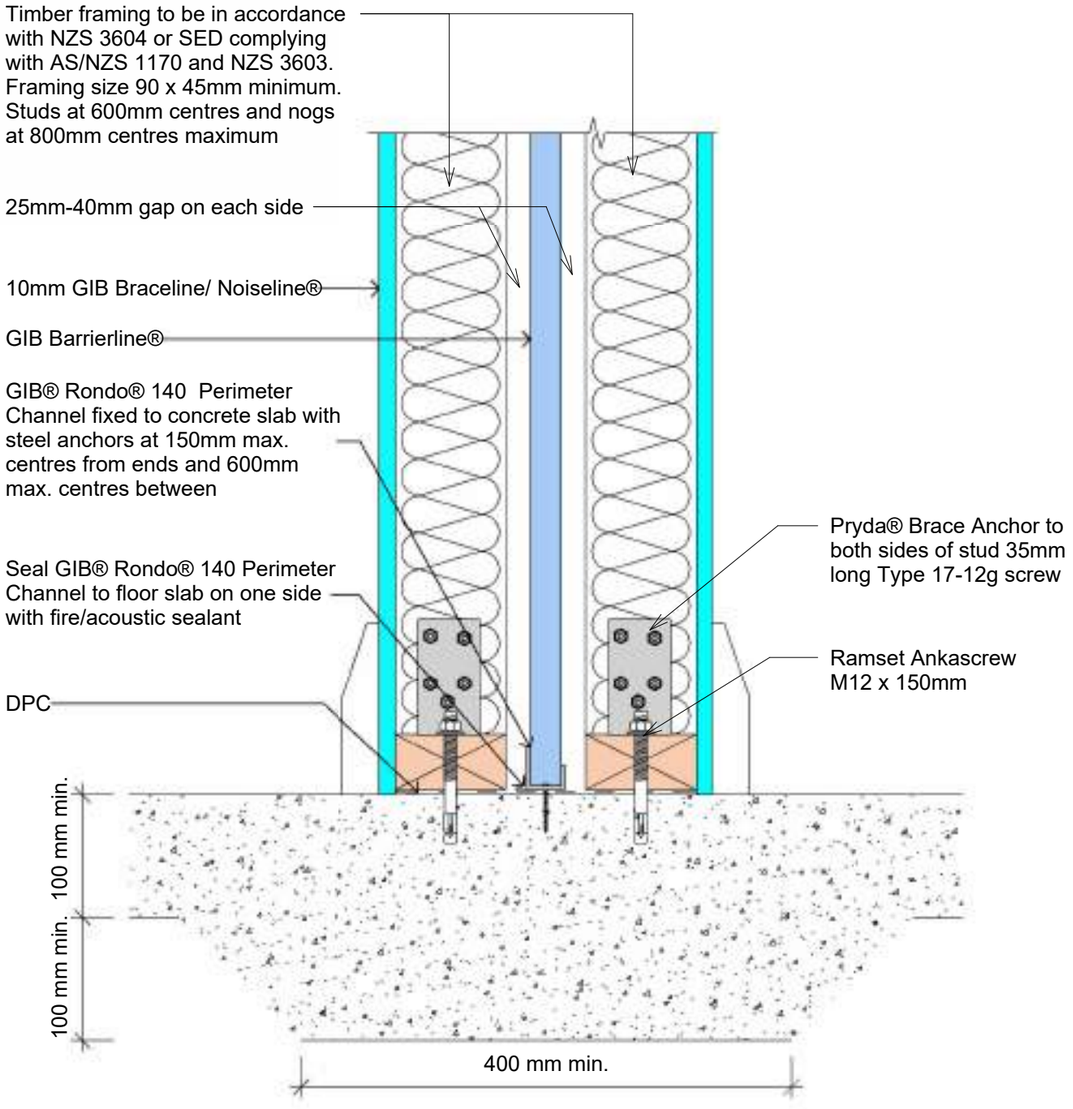
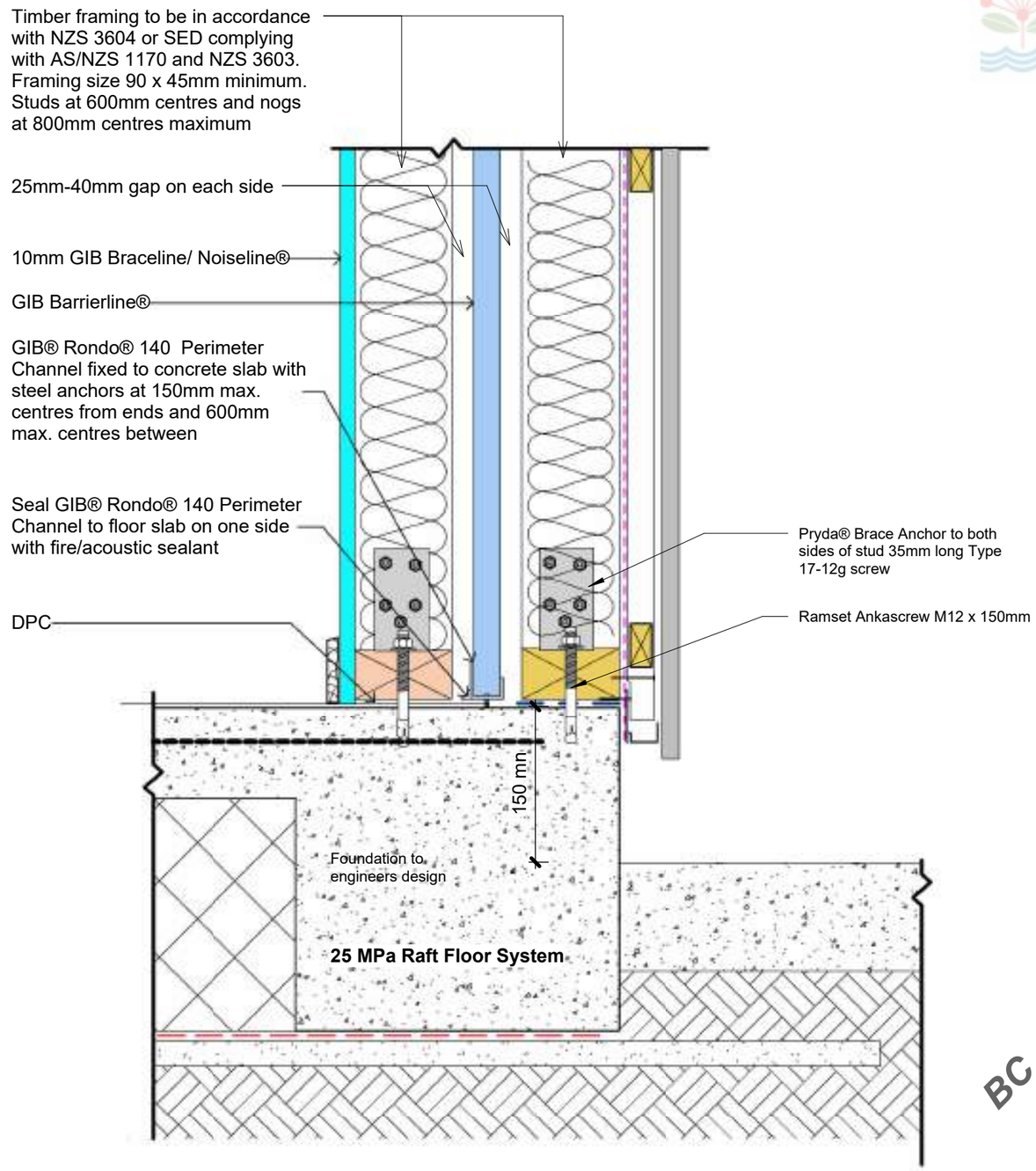

Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum
25mm-40mm gap on each side
10mm GIB Braceline/ Noiseline®
GIB Barrierline®
GIB® Rondo® 140 Perimeter Channel fixed to concrete slab with steel anchors at 150mm max. centres from ends and 600mm max. centres between
Seal GIB® Rondo® 140 Perimeter Channel to floor slab on one side with fire/acoustic sealant
DPC
Pryda® Brace Anchor to both sides of stud 35mm long Type 17-12g screw
Ramset Ankascrew M12 x 150mm
100 mm min.
100 mm min.
400 mm min.

1 Intertenancy Foundation Detail 1
1 : 5 @A3


Timber framing to be in accordance with NZS 3604 or SED complying with AS/NZS 1170 and NZS 3603. Framing size 90 x 45mm minimum. Studs at 600mm centres and nogs at 800mm centres maximum
25mm-40mm gap on each side
10mm GIB Braceline/ Noiseline®
GIB Barrierline®
GIB® Rondo® 140 Perimeter Channel fixed to concrete slab with steel anchors at 150mm max. centres from ends and 600mm max. centres between
Seal GIB® Rondo® 140 Perimeter Channel to floor slab on one side with fire/acoustic sealant
DPC
Pryda® Brace Anchor to both sides of stud 35mm long Type 17-12g screw
Ramset Ankascrew M12 x 150mm
150 mm
Foundation to engineers design
25 MPa Raft Floor System

2 Typical Fire Rated Perimiter Foundation GBTLAB 60b System
1 : 5 @A3

BC

POHUTUKAWA CONSTRUCTION LIMITED
Pritesh Murji Nathani
61 Eighth View Avenue,
Beachlands, Auckland, 2018 , New Zealand

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LBP: BP 126400 PH: 020 4567 021 Design / Drawn Designer

REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2023.01.25	BC	ACC	GJO

NOTE:
Do not scale from the drawings
All dimensions to be confirmed

DRAWING TITLE
Intertenancy Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
1 : 5

JOB # 17
DRAWING NO. F05
REV. BC

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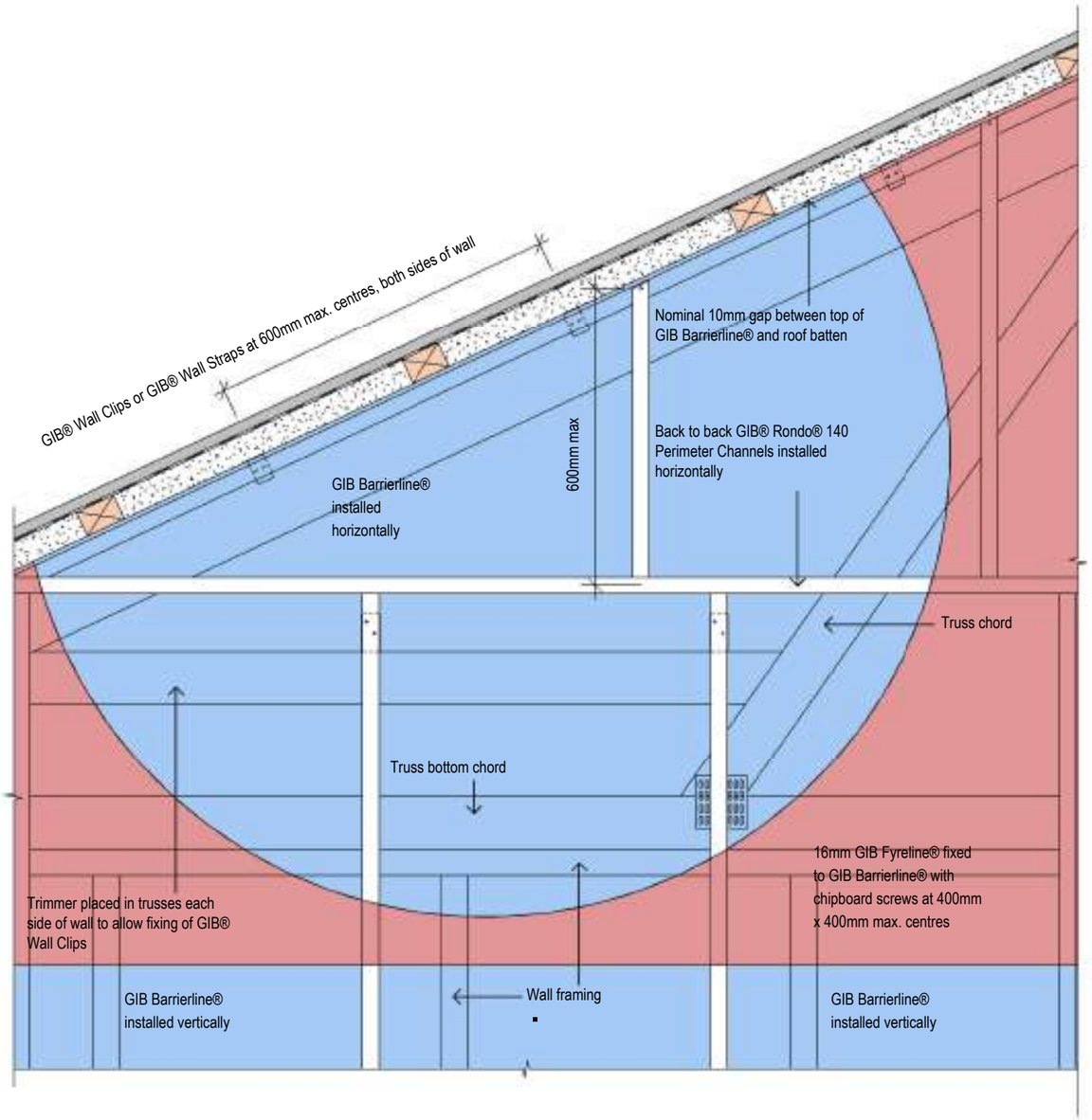
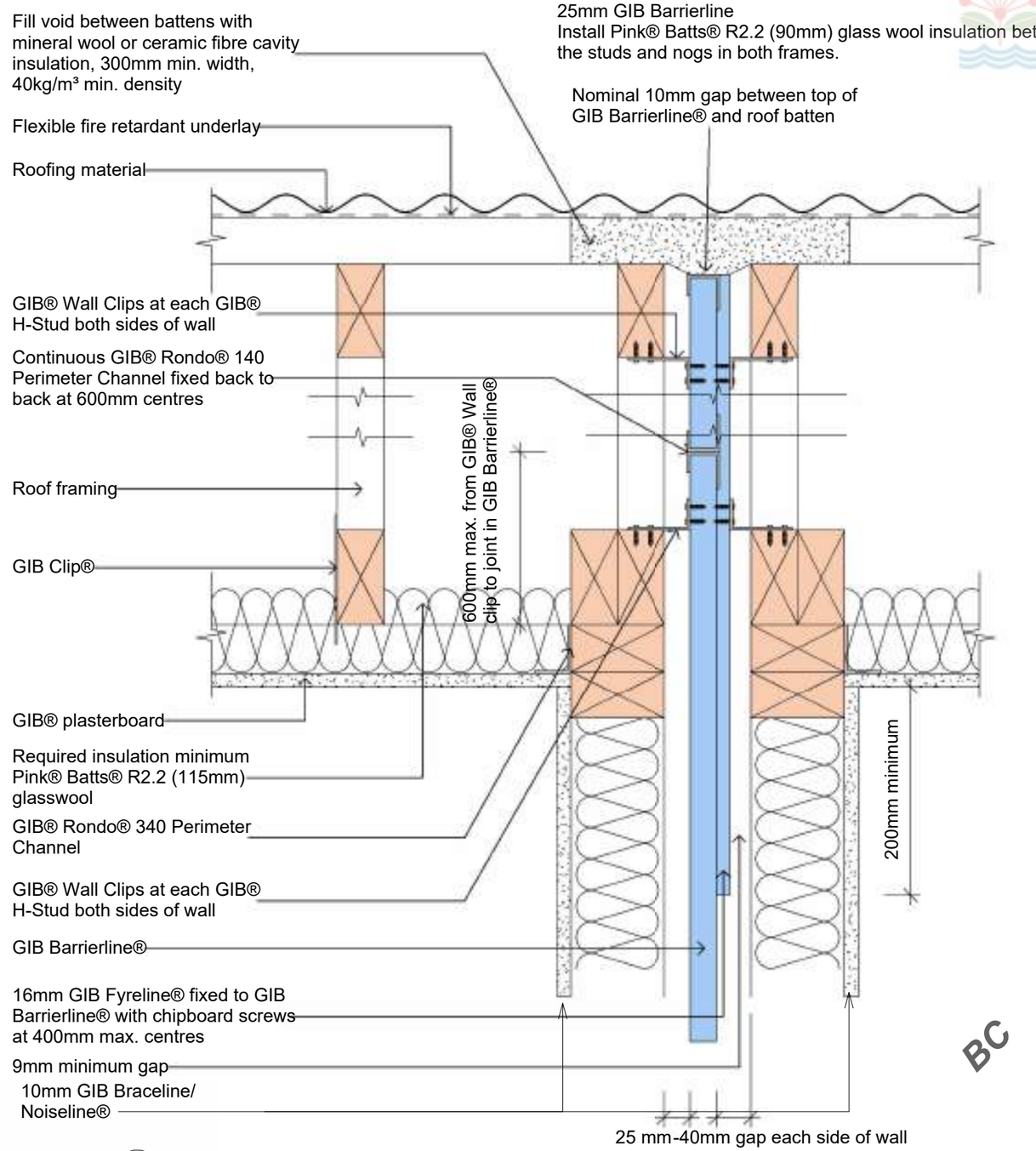

GIB® Wall Clips or GIB® Wall Straps at 600mm max. centres, both sides of wall
Nominal 10mm gap between top of GIB Barrierline® and roof batten
600mm max
Back to back GIB® Rondo® 140 Perimeter Channels installed horizontally
GIB Barrierline® installed horizontally
Truss chord
Truss bottom chord
Trimmer placed in trusses each side of wall to allow fixing of GIB® Wall Clips
16mm GIB Fyreline® fixed to GIB Barrierline® with chipboard screws at 400mm x 400mm max. centres
GIB Barrierline® installed vertically
Wall framing
GIB Barrierline® installed vertically

1 Intertenancy Roof Detail 5
1 : 10 @A3

Intertenancy wall. GBTLAB 60b FRR 60/60/60, STC 63.
1 x 10mm GIB Braceline/Noiseline®
25mm GIB Barrierline
Install Pink® Batts® R2.2 (90mm) glass wool insulation between the studs and nogs in both frames.


Fill void between battens with mineral wool or ceramic fibre cavity insulation, 300mm min. width, 40kg/m³ min. density
Flexible fire retardant underlay
Roofing material
Nominal 10mm gap between top of GIB Barrierline® and roof batten
GIB® Wall Clips at each GIB® H-Stud both sides of wall
Continuous GIB® Rondo® 140 Perimeter Channel fixed back to back at 600mm centres
Roof framing
GIB Clip®
600mm max. from GIB® Wall clip to joint in GIB Barrierline®
GIB® plasterboard
Required insulation minimum Pink® Batts® R2.2 (115mm) glasswool
GIB® Rondo® 340 Perimeter Channel
GIB® Wall Clips at each GIB® H-Stud both sides of wall
GIB Barrierline®
16mm GIB Fyreline® fixed to GIB Barrierline® with chipboard screws at 400mm max. centres
9mm minimum gap
10mm GIB Braceline/ Noiseline®
200mm minimum
25 mm-40mm gap each side of wall
BC

2 Intertenancy Roof Detail 6
1 : 5 @A3

POHUTUKAWA CONSTRUCTION LTD.

POHUTUKAWA CONSTRUCTION LIMITED
Pritesh Murji Nathani
61 Eighth View Avenue,
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REV	DATE	DESCRIPTION	ISSUED TO	ISSUED BY
1	2023.01.25	BC	ACC	GJO

NOTE:
Do not scale from the drawings
All dimensions to be confirmed

DRAWING TITLE
Intertenancy Details

CLIENT / PROJECT
POHUTUKAWA CONSTRUCTION LIMITED
Proposed Dwelling
Stage 7 Lot 228

SCALE @ A3
As indicated

JOB # 17
DRAWING NO. F06
REV. BC

BCO10364646 Received by Auckland Council 16/03/2023

 Building Consent BCO10364646 Approved by Auckland Council 13/04/2023

Auckland Council
BCO10364646

RESIDENTIAL DEVELOPMENT

Lot 228, Stage 7

CLARKS BEACH, AUCKLAND

STRUCTURAL DRAWINGS

STRUCTURAL DRAWINGS INDEX

S98	TIMBER - GENERAL NOTES
S99	CONCRETE - GENERAL NOTES
S101	FOUNDATION PLAN
S102	WALL BRACING PLAN
S201	FOUNDATION DETAILS 1
S202	FOUNDATION DETAILS 2

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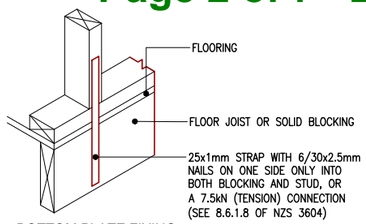
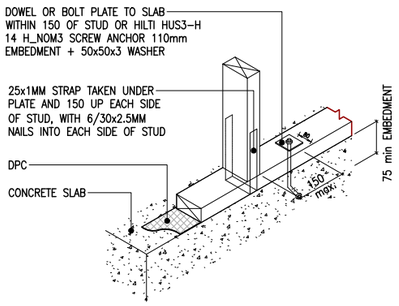
22670

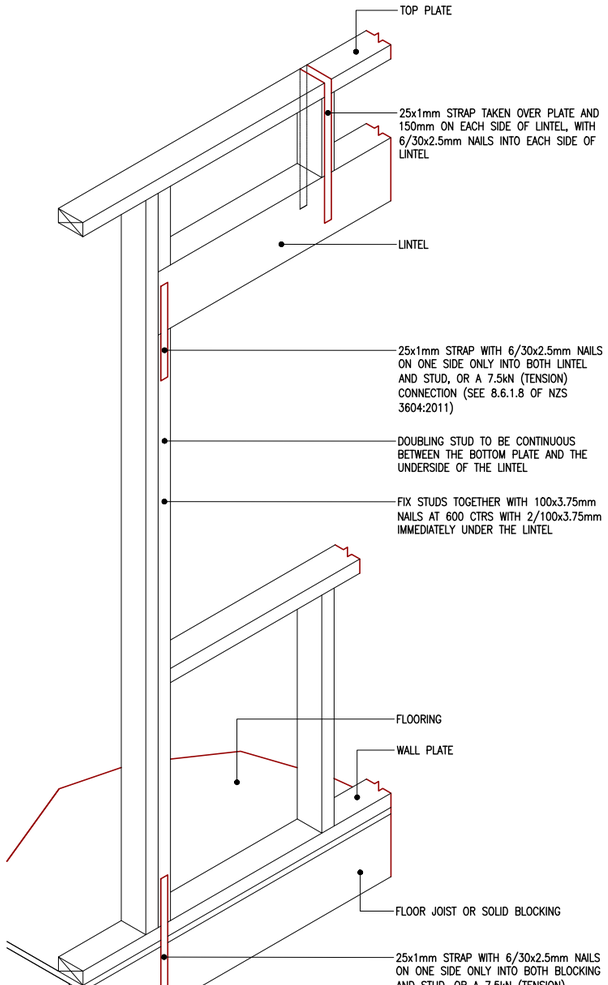
Page 2 of 7 Building Consent BCO10364646 Approved by Auckland Council 13/04/2023


FLOORING
FLOOR JOIST OR SOLID BLOCKING
25x1mm STRAP WITH 6/30x2.5mm NAILS ON ONE SIDE ONLY INTO BOTH BLOCKING AND STUD, OR A 7.5kN (TENSION) CONNECTION (SEE 8.6.1.8 OF NZS 3604)

BOTTOM PLATE FIXING


DOWEL OR BOLT PLATE TO SLAB WITHIN 150 OF STUD OR HILTI HUS3-H 14 H_NOM3 SCREW ANCHOR 110mm EMBEDMENT + 50x50x3 WASHER
25x1MM STRAP TAKEN UNDER PLATE AND 150 UP EACH SIDE OF STUD, WITH 6/30x2.5MM NAILS INTO EACH SIDE OF STUD
DPC
CONCRETE SLAB
150 max.
75 min EMBEDMENT

BOTTOM PLATE FIXING TO PREVENT UPLIFT
REFER TO FIGURE 8.12 NZS 3604:2011


TOP PLATE
25x1mm STRAP TAKEN OVER PLATE AND 150mm ON EACH SIDE OF LINTEL, WITH 6/30x2.5mm NAILS INTO EACH SIDE OF LINTEL
LINTEL
25x1mm STRAP WITH 6/30x2.5mm NAILS ON ONE SIDE ONLY INTO BOTH LINTEL AND STUD, OR A 7.5kN (TENSION) CONNECTION (SEE 8.6.1.8 OF NZS 3604:2011)
DOUBLING STUD TO BE CONTINUOUS BETWEEN THE BOTTOM PLATE AND THE UNDERSIDE OF THE LINTEL
FIX STUDS TOGETHER WITH 100x3.75mm NAILS AT 600 CTRS WITH 2/100x3.75mm IMMEDIATELY UNDER THE LINTEL
FLOORING
WALL PLATE
FLOOR JOIST OR SOLID BLOCKING
25x1mm STRAP WITH 6/30x2.5mm NAILS ON ONE SIDE ONLY INTO BOTH BLOCKING AND STUD, OR A 7.5kN (TENSION) CONNECTION (SEE 8.6.1.8 OF NZS 3604)

FIXING OF LINTELS TO PREVENT UPLIFT
REFER TO FIGURE 8.12 NZS 3604:2011

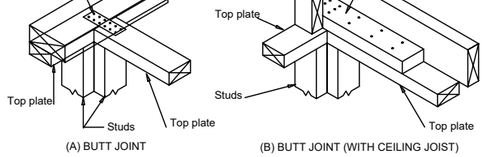
TIMBER DURABILITY REQUIREMENTS NZS 3602:2003

Requirements for radiata pine and Douglas fir solid timber to achieve a (minimum) 50 year durability performance

WOOD–BASED BUILDING COMPONENTS	SPECIES OR TYPES	LEVEL OF TREATMENT(2) TO NZS 3640
A – Members exposed to the weather and in contact with the ground (see section 106 of NZS 3602)		
Building piles, plywood and timber framing foundations, crib walling, sawn poles, house poles and retaining walls (uprights)	Pinus species	H5
Fence posts, landscape timbers and retaining walls (horizontal members)	Pinus species	H4
C – Members protected from the weather but exposed to ground atmosphere (see section 108 of NZS 3602)		
Jackstuds, subfloor braces, bearers, wall plates, floor joists to the subfloor, blocking, subfloor wall studs, wailings and battens, wall studs and nogs, diagonal boards.	Radiata pine Douglas fir	H1.2
Interior flooring, suspended ground floors	Radiata pine Douglas fir	H1.2
D – Members protected from the weather but with a risk of moisture penetration conducive to decay (see section 109 of NZS 3602)		
Roof members (in or associated with)		
Sarking and framing not protected from solar drive moisture through absorbent cladding materials (8)	Radiata pine Douglas fir	H1.2
Enclosed flat roof framing and associated roof members	Radiata pine Douglas fir	H1.2
Enclosed skillion roof framing and associated roof members	Radiata pine Douglas fir	H1.2
Valley boards and boards supporting flashings or box gutters and flashings to roof penetrations and upstands to roof decks (10)	Radiata pine Douglas fir	H1.2
Wall members (in or associated with)		
Framing and other members within or beneath a parapet	Radiata pine Douglas fir	H1.2
Framing and other members within enclosed decks or balconies	Radiata pine Douglas fir	H1.2
Cantilevered enclosed deck joists and associated framing including joist trimmers, nogs and blocking (5)	Radiata pine Douglas fir	H3.2
Framing and other members supporting enclosed decks (including enclosed cantilevered decks) or balconies	Radiata pine Douglas fir	H1.2
Battens used behind cladding to form a cavity	Radiata pine Douglas fir	H3.1
All other exterior wall framing and other members including exterior and boundary joists (9) (11)	Radiata pine Douglas fir (14)	H1.2
E – Members not exposed to weather or ground atmosphere and in dry conditions (see section 110 of NZS 3602)		
All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens	Radiata pine Douglas fir (14)	H1.2
All midfloor framing including boundary joists, ceiling framing, ceiling battens, and double top plates	Radiata pine Douglas fir (14)	H1.2
Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm building and outbuildings except those not allowed in 110.2(f) or NZS 3602	Radiata pine Douglas fir	None
Internal walls	Radiata pine Douglas fir (14)	H1.2
Interior flooring	Radiata pine Douglas fir (14)	H1.2

NOTE:
(2) Timber treated to a higher level than the minimum satisfies the minimum requirements.
(5) H3.2 refers to preservative treatment outlined in NZS 3640.
(8) Timber shakes and shingles, and similar absorbent claddings, absorb moisture that can be driven in frame cavities by evaporation. Unless the cavities are adequately drained and ventilated, continuing condensation caused by solar driven transfer increases the moisture content in the cavities and timber framing requiring a high level of timber treatment to resist decay.
(9) Such as joists, lintels, wall plate and double top plates, studs, together with parapets, enclosed balustrades, boxed columns and chimneys.
(10) Any metal flashing shall be separated from the treated timber with building paper.
(11) Exposed ends of joists shall be protected by a boundary joist.
(14) Exceptions to the levels of treatment for Douglas fir are provided in Paragraph 3.2.2.2 of the Acceptable Solution B2/AS1.

TYPICAL NOTES FOR BRACING WALL TOP PLATE CONNECTION NZS3604


140 x 35 extra top plate when used (see 8.7.4.2)
Connection rated as per table below
Top plate
Studs
Top plate
(A) BUTT JOINT
450 long blocking fixed to each plate with connection capacity in tables below. Fix blocking to top plate and to ceiling joist
Ceiling joist
Top plate
Studs
Top plate
(B) BUTT JOINT (WITH CEILING JOIST)

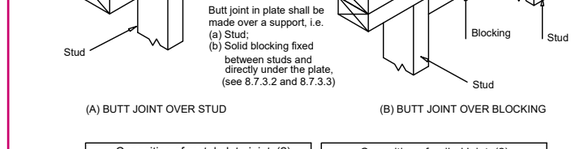
Capacities of metal plate joints	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE – See section 4 for durability requirements.

Unless otherwise stated, all dimensions are in mm.

Figure 8.16 – Connecting top plates to external walls at right angles – Walls containing bracing (see 8.7.3.4)


Connection rated as below (see 8.7.3.3)
Top plate
Stud
140 x 35 extra top plate when used (see 8.7.4.2)
Nails as per table below
Top plate
Blocking
Stud
Stud
Butt joint in plate shall be made over a support, i.e.
(a) Stud;
(b) Solid blocking fixed between studs and directly under the plate, (see 8.7.3.2 and 8.7.3.3)
(A) BUTT JOINT OVER STUD
(B) BUTT JOINT OVER BLOCKING

Capacities of metal plate joints(2)	
Up to 3 kN	3 / 30 x 3.15 mm nails per side
Up to 6 kN	6 / 30 x 3.15 mm nails per side

Capacities of nailed joints(2)	
Up to 3 kN	3 / 100 x 3.75 mm nails per side
Up to 6 kN	6 / 100 x 3.75 mm nails per side

NOTE –
(1) See section 4 for durability requirements.
(2) Not required when extra top plate is used.

Unless otherwise stated, all dimensions are in mm.

Figure 8.15 – Connecting top plates in line – Walls containing bracing (see 8.7.3.3)

NZS 3604:2011 - TABLE 8.18 - FIXING OF TOP PLATE OF WALL TO SUPPORTING MEMBERS SUCH AS STUDS AND LINTELS AT 600mm CRS (SEE 8.7.6 AND FIGURE 8.12)

LOADED DIMENSION OF WALL (m)	LIGHT ROOFS										HEAVY ROOFS				
	ROOF MEMBER SPACING (mm)														
	900					1200					900				
	WIND ZONE					WIND ZONE					WIND ZONE				
	L	M	H	VH	EH	L	M	H	VH	EH	L	M	H	VH	EH
	FIXING TYPE (SEE BELOW)														
2.0	A	A	B	B	B	A	A	B	B	B	A	A	A	B	B
3.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
4.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
5.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B
6.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B

FIXING TYPE	FIXING TO RESIST UPLIFT	CAPACITY OF ALTERNATIVE FIXING (kN)
A	2/90x3.75 END NAILS	0.7
B	2/90x3.75 END NAILS + 2 WIRE DOGS	2.7

B – CRITICAL VALUE

NZS 3604:2011 - TABLE 10.10 - PURLINS ON FLAT IN ALL WIND ZONES - SG 8 (SEE 10.2.1.16.1)

PURLIN SIZE	MAX SPAN	ROOF MEMBER SPACING (mm)									
		LOW		MEDIUM		HIGH		VERY HIGH		EXTRA HIGH	
		SPACING	FIXING	SPACING	FIXING	SPACING	FIXING	SPACING	FIXING	SPACING	FIXING
(mm)	(mm)	(mm)	(TYPE)	(mm)	(TYPE)	(mm)	(TYPE)	(mm)	(TYPE)	(mm)	(TYPE)
70x45	900	900	S	900	T	900	T	900	T	900	U
70x45	900	1200	T	1200	T	1200	T	1050	U	900	U
70x45	900	1800	T	1800	U	1400	U	1050	U	900	U
70x45	1200	1200	T	1150	T	800	T	600	T	500	T
70x45	1200	1300	T	1150	T	800	T	600	T	500	T
90x45	1200	1700	T	1450	U	1000	U	750	U	650	U

FIXING TYPE	DESCRIPTION	ALTERNATIVE FIXING CAPACITY (kN)
S	2/90x3.15 GUN NAILS	0.8
T	1/10g SELF DRILLING SCREW, 80mm LONG	2.4
U	1/14g SELF DRILLING TYPE 17 SCREW, 100mm LONG	5.5

NOTE: ALL FIXING TYPES ARE DETERMINED AS REQUIRED FOR THE HIGHER UPLIFT LOADS AT THE PERIPHERY OF THE ROOF (BASED ON LOCAL PRESSURE FACTORS IN AS/NZS 1170.2).

FIXING TYPES AND CAPACITY FOR RAFTERS

FIXING TYPE	FIXING TO RESIST UPLIFT	ALTERNATIVE FIXING CAPACITY (kN)
E	2/90x3.15 SKEW NAILS + 2 WIRE DOGS	4.7

8.7.3.3
For single–storey buildings the connection in line of the top plate of a wall that contains one or more wall bracing elements shall be joined according to the bracing capacity of the highest–rated individual wall bracing elements as follows:
(a) Bracing capacity not exceeding 100 bracing units: A 3kN connection as shown in figure 8.15 or by an alternative fixing of 3kN capacity tension and compression along the plates.
(b) Bracing capacity exceeding 100 bracing units: A 6kN connection as shown in figure 8.15 or by an alternative fixing of 6kN capacity tension and compression along the plates.
(c) Wall top plates to which ceiling diaphragms are attached: A 6kN connection as shown in figure 8.15 or by alternative fixings if 6kN capacity in tension and compression along the plate.

Top plate in line connection Capacity – Lumberlok connector

3kN – Lumberlok plate–Lok or Tylok 6T5 or strap nails
6kN – Lumberlok plate–Lok or Tylok 6T10 or 2 x strap nails

Top plates at right angles connection capacity – Lumberlok connector

6kN – Lumberlok plate–Lok or Tylok 6T10 or 2 x Strap nails
12kN – 2 x sheet brace straps fixed with 6 x lumberlok product nails 300mm x 3.15Dia, per end per strap (24 nails total)

8.7.3.4
Each wall that contains one or more wall bracing elements shall be connected at the top plate level, either directly, or thorough a framing member in the line of the wall, to external walls at right angles to it. Top plate fixing(s) of the capacity in tension or compression along the line of the wall bracing element are given as follows.
(a) For each wall connection wall bracing elements with a total bracing capacity of not more than 125 bracing units: to at least one such external wall by a fixing as shown in figure 8.16 of 6kN capacity.
(b) For each wall connection wall bracing elements with a total bracing capacity of not more than 250 bracing units: to at least 2 external walls by a fixings as shown in figure 8.16 of 6kN capacity.
(c) For each wall connection wall bracing elements with a total bracing capacity of more than 250 bracing units: to at least 2 external walls by a fixings as shown in figure 8.16 each having a rating of not less than 2.4kN per 100 bracing units.

NOTES:

Auckland Council
BCO10364646

REV	AMENDMENT	BY
4		
3		
2		
1	ISSUED FOR CONSENT 04/11/2022	TZ

HFC
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JOB TITLE
LOT 228 STAGE 7 CLARKS BEACH AUCKLAND

DRAWING TITLE
TIMBER GENERAL NOTES

DRAWING STATUS
ISSUED FOR CONSENT

SCALE		CLIENT REF No:	JOB No:
N.T.S		HFC	22670
DRAWN	TZ		
DESIGNED	TZ	SHEET No:	REVISION:
CHECKED	TE	S98	1

DATE PLOTTED: 04.11.2022 PLOTTED BY: DC SAVE PATH: B:\22670 – CLARKS BEACH STAGE 7 LOTS 227–228–229\05 CAD FILES\22670 Lot 228.dwg

General Notes:

1. Foundation drawings shall be read in conjunction with the geotechnical report and the building consent drawings and specifications by any other consultants involved in the building consent.
2. Unless otherwise noted, all levels are in meters, and all dimensions are in millimeters. and shall be checked by contractor prior to construction.
3. Dimensions shall not be obtained by scaling from drawings. Refer to architects drawings for all setout dimensions, recesses and service positions. Internal slab thickenings and pad foundations to be accurately set out using the Architects drawings
4. All discrepancies shall be referred to the architect or engineer for resolution before proceeding with the work.
5. The stability of the structure during construction is the responsibility of the builder.
6. All materials and workmanship shall be in accordance with the current codes of practice except where varied by the specification and/or drawings.
7. Where proprietary products are specified in the documents the contractor may submit an alternative product for approval.
8. Temporary work and propping is the responsibility of the builder.
9. Concrete slabs should be cured for 7 days in accordance with NZS3109. Saw cuts are recommended to mitigate shrinkage cracking. Saw cuts can be omitted providing the contractor takes appropriate measures and is responsible for controlling shrinkage.

Site soil conditions:

A. Allowable bearing pressure = 100kPa
B. Dependable bearing pressure = 150kPa
C. Geotechnical ultimate bearing = 300kpa
D. Subgrade (if required) to be prepared as per geotechnical report or compacted to 95% of maximum dry density determined by test NZS 4402: Test 4.1.1. or equivalent unless noted otherwise.

Cover & Strength:
Cast against DPM = 50mm
Within Ribs: Side cover = 40mm
Cast against ground = 75mm
Foundations and slab to be 25MPa (min)
Use Mix Code below,
Request approval from HFC for any substitutions

Surface Finishes: (NZS 3114:1987)
Concealed work = F1
Exposed edges of foundation = F5
Floor slab = U3

CONCRETE AND REINFORCING MESH SUMMARY
MESH OPTIONS - 146.1mm^2/m, 2.29 kg/m^2 or greater, Mesh SE62 (Grade 500E as per AS/NZS4671), Foundation Concrete - Allied Super Slab Mix Use mix code 252RSS
Allied Concrete

NOTE 1: Site excavation

300mm topsoil & unsuitable material should be removed from building platform. Certified compacted hard fill (well graded AP40) extending 200mm(or the depth of the hardfill which ever is greater) out from building footprint may be required to bring slab up to level. The prepared building platform should be inspected by a qualified engineer to confirm design conditions.

NOTE 2: Inspection Schedule notes
Contact Inspecting Engineer for the following inspections to enable a PS4 to be issued for construction review. Contact HFC Group Office (wark@hfc.co.nz) 093671070 for inspections or otherwise specified in the inspection list below.
1. Cut platform inspection
2. Pre pour inspection and any other structural items if applicable to this consent.
Please allow 48hr notice to ensure availability of the inspecting engineer.
HFC: Structures Ltd can not issue a PS4 without doing the inspections. We advise checking the project conditions of consent and discussing the required inspections with the council. Please give us a call if you are unsure.

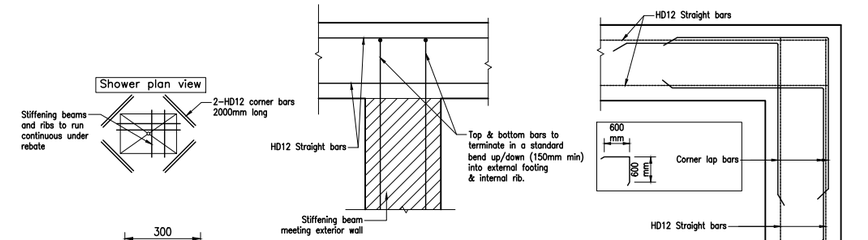
NOTE 3: Bridging note
Bridging of public services has not been allowed for unless indicated on the foundation layout (refer S100).

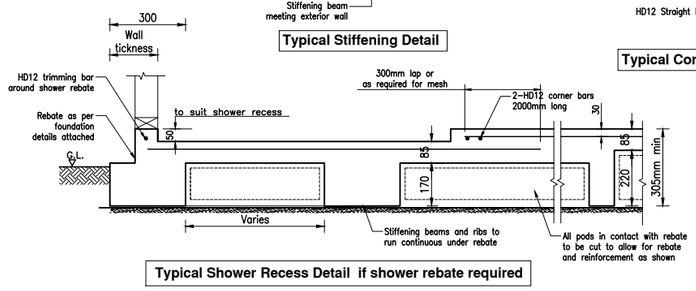
No construction is permitted within a 45 degree line of influence from 500mm below the pipe invert (or as per geotechnical or council requirements). Minimum proximity and pile embedment's as per local council and government standards need to be followed when constructing in this zone.

HFC and the architect should be notified for specific bridging design if applicable.

Reinforcing:

SYMBOL	TYPE		
R	Plain bars grade 300E to NZS 4671 (300 MPa)		
D	Deformed bars grade 300E to NZS 4671 (300 MPa)		
HR	Plain bars grade 500E to NZS 4671 (500 MPa)		
HD	Deformed bars grade 500E to NZS 4671 (500 MPa)		
BAR SIZE HD	10	12	16
LAP LENGTH (25 mpa)	450	600	900


Shower plan view
Stiffening beams and ribs to run continuous under rebate
2-HD12 corner bars 2000mm long
HD12 Straight bars
Top & bottom bars to terminate in a standard bend up/down (150mm min) into external footing & internal rib.
Stiffening beam meeting exterior wall
Typical Stiffening Detail
HD12 Straight bars
600 mm
600 mm
Corner lap bars
HD12 Straight bars
Typical Corner Laps Detail



Typical Shower Recess Detail if shower rebate required

Note 1 For Moderately Expansive Sites

Measures must be taken to protect the exposed moist soils from drying out. Maintaining the natural moisture content of the subgrade soils may be achieved by fine spraying with water.An impermeable membrane should be placed immediately above the subgrade after excavation of topsoil.

Note 2 For Highly Expansive Sites:

It is very important to maintain the cut building platform at or close to its near saturated water content during construction. Placement of a barrier to subgrade moisture loss (DPM) may be sufficient to maintain this value provided it extends past the footprint of the floor slab by 1m minimum. If the cut platform is dry or has been left exposed for an extended period of the time, steps 1 & 2 should be followed prior to construction of the slab.

STEP 1: Immediately prior to boxing and casting the slab the residual swell strain must be less than 15% of the confirmed shrink swell index value when measured in accordance with AS1289:1998 Method 7. 1.1. If this is not achieved the ground treatment and testing as per step 2 is required.

STEP 2: If the above is not achieved then the site will require pre-treatment (saturation) in accordance with AS2870.

i) Record shrink-swell tests (2No) for particular site to verify recommendation of subdivision completion report.

NB: Output = Iss and Ys

(ii) Recover samples for swell tests (0.25m and 0.5m depth) at each of 2No locations on site (1 No under edge beam, 1No in central area of the building envelope) and a single sample from 1.5m depth within the central area of building envelope.

NB: Samples to be taken after saturation pre-treatment of subgrade and immediately prior to casting of foundation slab, and to be tested in accordance with AS 1289 Method 7.1.1.

(iii) If the swelling strain is less than 15% of shrink-swell index Iss(%) value, then ok to proceed with construction.

Note 3 Cladding on expansive sites

Please note for buildings having brittle exterior cladding such as brick veneer, stucco plaster, solid plaster, block work, styrofoam type cladding or sprayed plaster over harditex systems etc the potential effects of seasonal ground movements need to be considered by the cladding detailer.

NOTES:

Auckland Council
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JOB TITLE
LOT 228 STAGE 7
CLARKS BEACH
AUCKLAND

DRAWING TITLE
CONCRETE
GENERAL NOTES

DRAWING STATUS
ISSUED FOR CONSENT

SCALE		CLIENT REF No:	JOB No:
N.T.S		HFC	22670
DRAWN	TZ		
DESIGNED	TZ	SHEET No:	REVISION:
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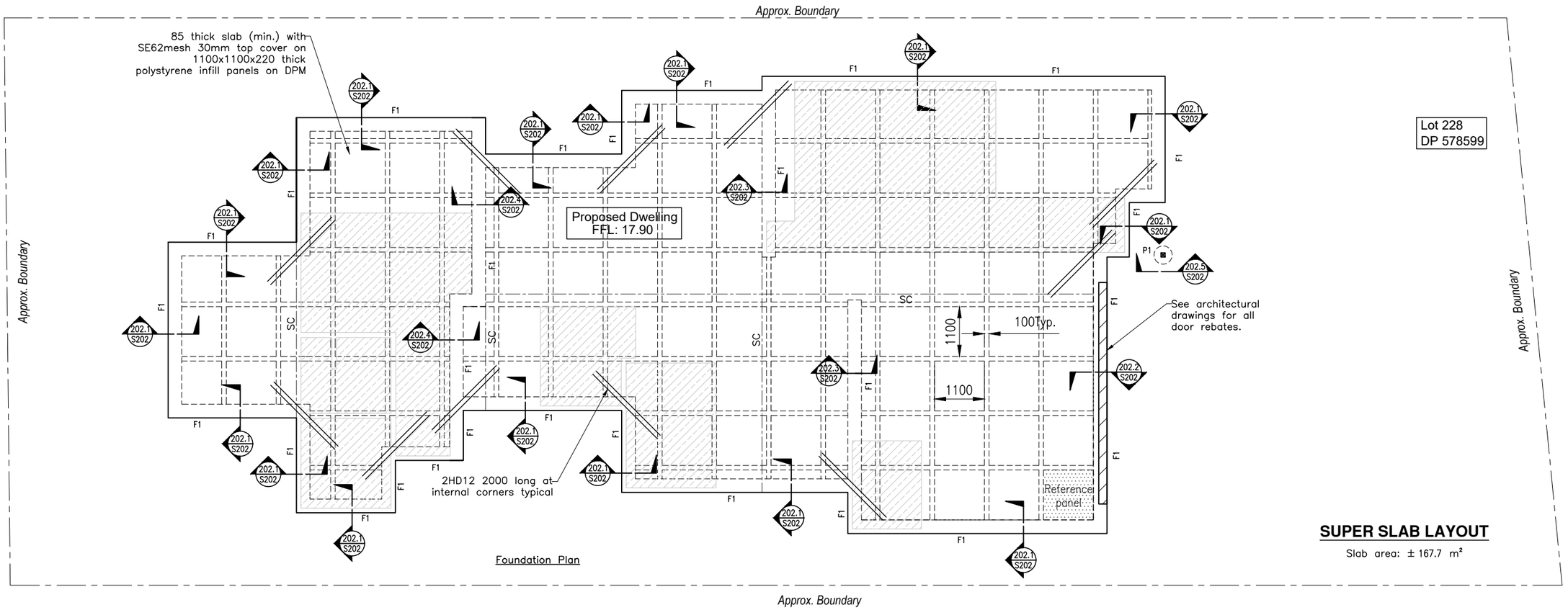
Refer to Architectural drawings for dimensional setout, internal walls, windows & doors, linings, RL's, falls, rebates & finishes.



Foundation Plan

SUPER SLAB LAYOUT

Slab area: ± 167.7 m²

Approx. Boundary

F1 – 300W x 305 Deep concrete strip footing

P1 – Use 90x90 H5 GL8 glulam post cast into ø400x900mm deep concrete pile footing (20Mpa).

S.C. – 25mm deep saw cut within 24 hours. Refer S99 general notes item 9.

– Tiled area. Any Sawcuts crossing tiled area require a free joint in the tiles above the sawcut.

REFER TO S99 FOR GENERAL NOTES

Notes:

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JOB TITLE
LOT 228 STAGE 7 CLARKS BEACH AUCKLAND

DRAWING TITLE
FOUNDATION PLAN

DRAWING STATUS
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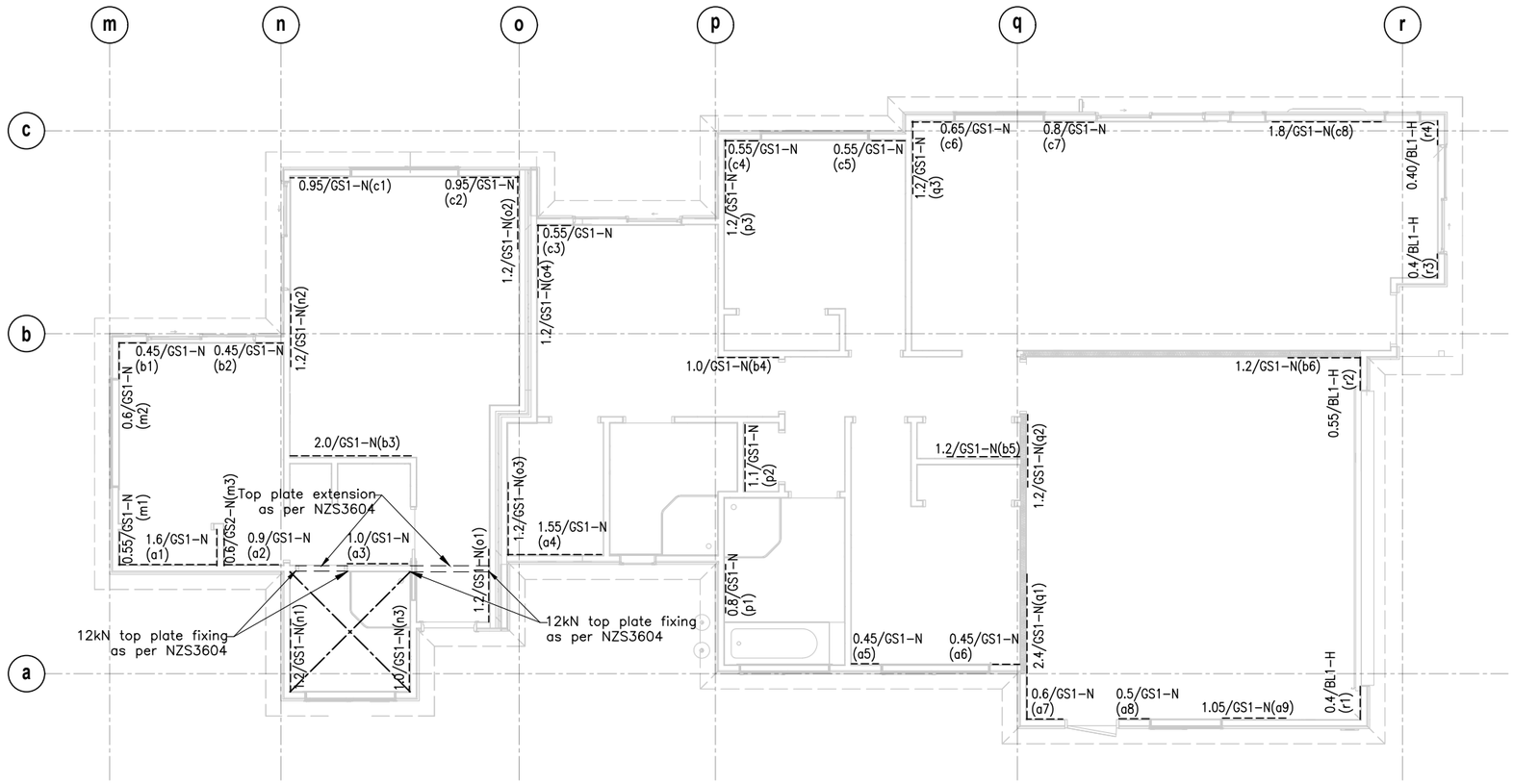
Refer to Architectural drawings for dimensional setout, internal walls, windows & doors, linings, RL's, falls, rebates & finishes.



Wall Bracing Plan

Note:– Refer to sheet S98 for top plate connections.

LEGEND:

1.6/GS1-N(b1)
Length Type Code

GS1–N – Any 10mm or 13mm gib standard plaster board to one side only. fix in accordance to the gib ezybrace system specifications.

GS2–N – Any 10mm or 13mm gib standard plaster board to both sides. fix in accordance to the gib ezybrace system specifications.

BL1–H – Gib braceline to one side only. panel hold–down fixings. fix in accordance to the gib ezybrace system specifications.

Note: – all bracing lengths are minimum. can be longer to suit stud spacing.

Max wind speed = 44.6 m/s

Notes:

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JOB TITLE
LOT 228 STAGE 7 CLARKS BEACH AUCKLAND

DRAWING TITLE
WALL BRACING PLAN

DRAWING STATUS
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SCALE		CLIENT REF No:	JOB No:
1:100@ A3		HFC	22670
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DESIGNED	TZ	SHEET No: S102	REVISION: 1
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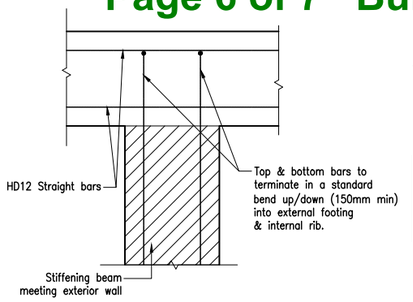
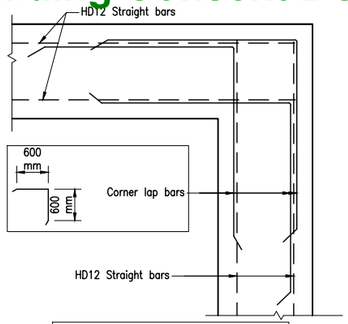
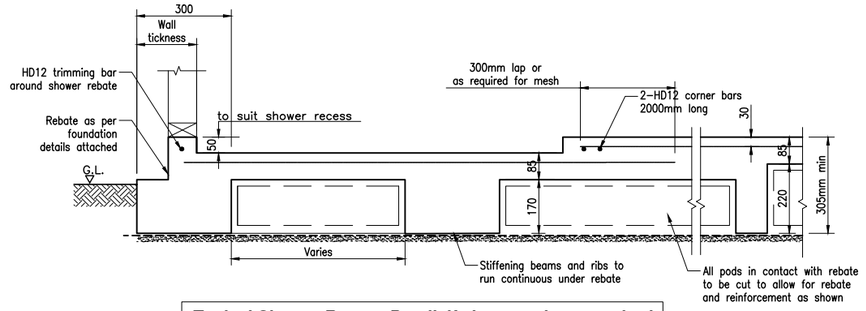

HD12 Straight bars
Top & bottom bars to terminate in a standard bend up/down (150mm min) into external footing & internal rib.
Stiffening beam meeting exterior wall

Typical Stiffening Detail

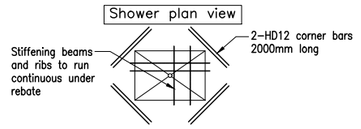


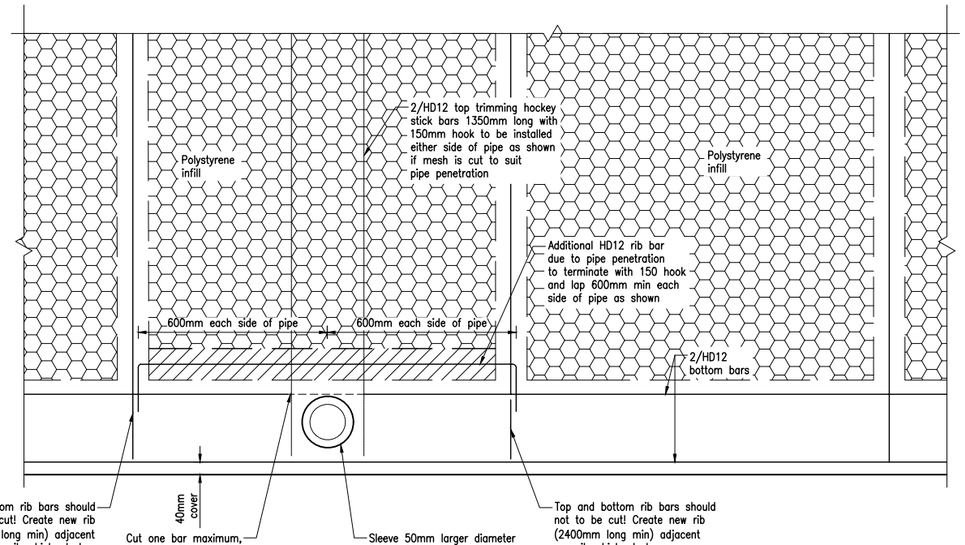
Typical Corner Laps Detail

Scale 1:20



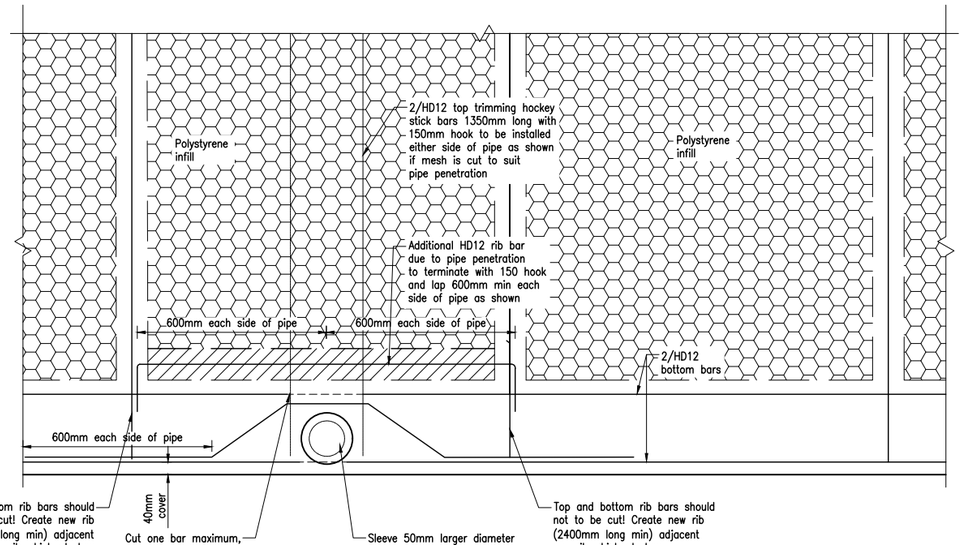
Typical Shower Recess Detail if shower rebate required




2/HD12 top trimming hockey stick bars 1350mm long with 150mm hook to be installed either side of pipe as shown if mesh is cut to suit pipe penetration
Polystyrene infill
Polystyrene infill
Additional HD12 rib bar due to pipe penetration to terminate with 150 hook and lap 600mm min each side of pipe as shown
600mm each side of pipe
600mm each side of pipe
2/HD12 bottom bars
Top and bottom rib bars should not to be cut! Create new rib (2400mm long min) adjacent any rib which clashes with pipe penetration.
40mm cover
Cut one bar maximum, only as last resort Extend bars through where 30mm minimum cover can be achieved
Sleeve 50mm larger diameter than service pipe – maximum diameter of sleeve 163mm
Top and bottom rib bars should not to be cut! Create new rib (2400mm long min) adjacent any rib which clashes with pipe penetration.

TYPICAL SERVICES THROUGH PERIMETER FOOTING

OR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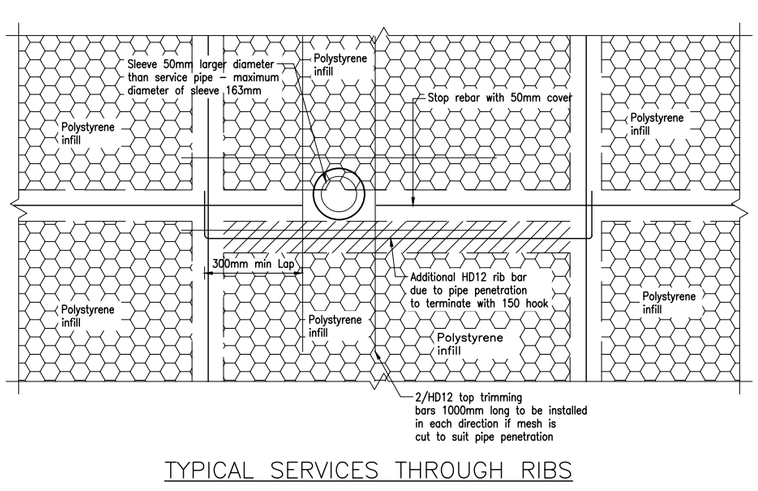
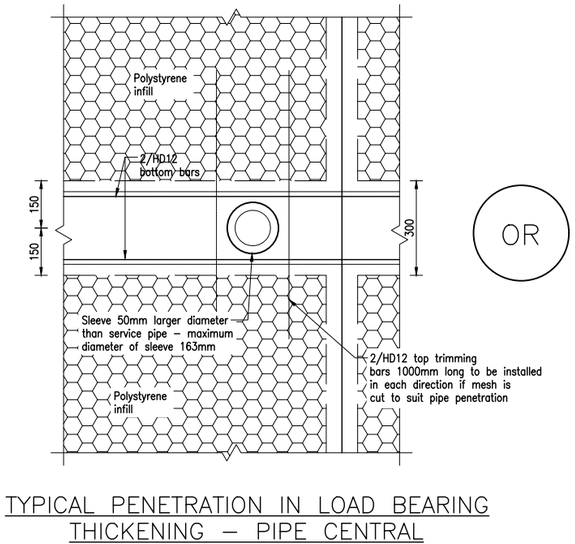
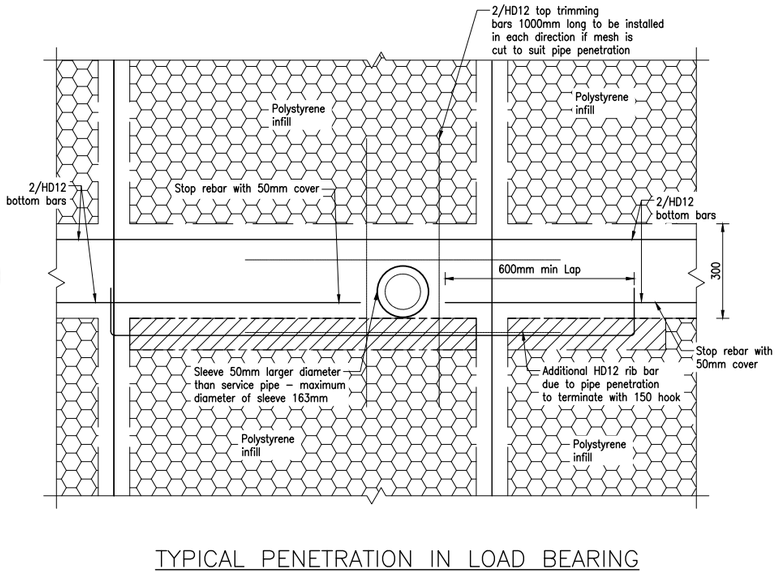

Sleeve 50mm larger diameter than service pipe – maximum diameter of sleeve 163mm
Polystyrene infill
Polystyrene infill
Stop rebar with 50mm cover
Polystyrene infill
300mm min Lap
Additional HD12 rib bar due to pipe penetration to terminate with 150 hook
Polystyrene infill
Polystyrene infill
Polystyrene infill
Polystyrene infill
2/HD12 top trimming bars 1000mm long to be installed in each direction if mesh is cut to suit pipe penetration

TYPICAL SERVICES THROUGH RIBS


Polystyrene infill
2/HD12 bottom bars
150
150
300
Sleeve 50mm larger diameter than service pipe – maximum diameter of sleeve 163mm
Polystyrene infill
2/HD12 top trimming bars 1000mm long to be installed in each direction if mesh is cut to suit pipe penetration

TYPICAL PENETRATION IN LOAD BEARING THICKENING – PIPE CENTRAL

OR


2/HD12 top trimming bars 1000mm long to be installed in each direction if mesh is cut to suit pipe penetration
Polystyrene infill
Polystyrene infill
2/HD12 bottom bars
Stop rebar with 50mm cover
2/HD12 bottom bars
600mm min Lap
300
Stop rebar with 50mm cover
Sleeve 50mm larger diameter than service pipe – maximum diameter of sleeve 163mm
Additional HD12 rib bar due to pipe penetration to terminate with 150 hook
Polystyrene infill
Polystyrene infill

TYPICAL PENETRATION IN LOAD BEARING THICKENING – PIPE NOT CENTRAL

NOTES:

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JOB TITLE
LOT 228 STAGE 7 CLARKS BEACH AUCKLAND

DRAWING TITLE
FOUNDATION DETAIL 1

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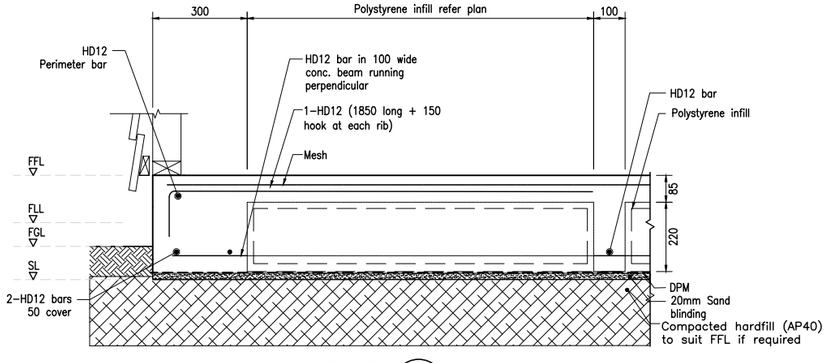

DETAIL 202.1 S101
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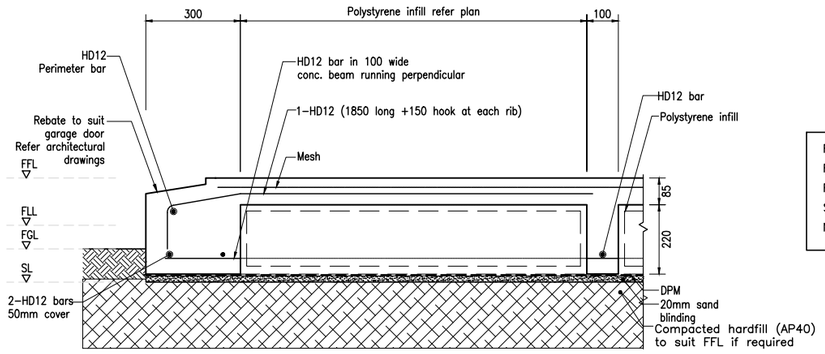

DETAIL 202.2 S101
1:20

REFER TO EARTHWORKS AND ARCHITECTURAL PLAN FOR ALL SET OUT LEVELS

FFL = Finished Floor Level
FLL = Finished Landscaping Level
FGL = Finished Ground Level
SL = Subgrade Level
NGL = Natural Ground Level

DETAIL 202.3 S101
1:20

With GBTLAB 60b Double Wall

DETAIL 202.4 S101
1:20

DETAIL 202.5 S101
1:20

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AUCKLAND

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